

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
SPRINGFIELD ADOPTING A FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, the Township adopted a “binding resolution” accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 28, 2025, establishing its Fourth Round Present Need of 53 and Prospective Need of 239; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 29, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Township automatic, immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Township received an objection to its Fourth Round affordable housing obligations established in the DJ Complaint and resolution on February 27, 2025, which required a settlement negotiation between the Township and the objector; and

WHEREAS, the settlement negotiations resulted in the entering into of a Mediation Agreement between the Township and the objector that established agreed upon adjusted Fourth Round obligations, which was subsequently approved via a resolution adopted by the Township on April 8, 2025; and

WHEREAS, on April 14, 2025, the Court entered an order establishing the Township’s Fourth Round Present Need of 53 and Prospective Need of 262; and

WHEREAS, now that the Township has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 19, 2025 at which time the Fourth Round Housing Element and Fair Share Plan was presented to the public and Board and opportunity for comments and questions was provided; and

WHEREAS, the Planning Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Township’s current Master Plan, and that adoption and implementation of the Fourth Round Housing Element and

Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Springfield, County of Union, State of New Jersey, that the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.



Chairman of the Planning Board

Jeffrey Tiger

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Township of Springfield at a regular meeting held on the 19 day of June 2025.



Planning Board Secretary

VOTE FOR MOTION

ROLL CALL	YES	NO	ABSTAIN	ABSENT
CHAIRMAN JEFF TIGER	✓			
VICE CHAIRWOMAN SHARON KESSEL				✓
COMMITTEEMAN ALEXANDER KEISER	✓			
MAYOR RICHARD HUBER				✓
DAVID BARNETT	✓			
RICHARD CEDERQUIST	✓			
ARON LAUFER	✓			
YULIEIKA TAMAYO	✓			
SCOTT WISHNA	✓			

VOTE FOR MEMORIALIZATION

ROLL CALL	YES	NO	ABSTAIN	ABSENT
CHAIRMAN JEFF TIGER	✓			
VICE CHAIRWOMAN SHARON KESSEL				✓
COMMITTEEMAN ALEXANDER KEISER	✓			
MAYOR RICHARD HUBER				✓
DAVID BARNETT	✓			
RICHARD CEDERQUIST	✓			
ARON LAUFER	✓			
YULIEIKA TAMAYO	✓			
SCOTT WISHNA	✓			