

RESOLUTION 2026 – 48

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF ALPHA
ENDORING THE ADOPTION BY THE LAND USE BOARD OF THE AMENDED 2025
FOURTH ROUND HOUSING PLAN ELEMENT & FAIR SHARE PLAN ELEMENT OF
THE BOROUGH’S MASTER 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 (“Amended FHA”); and

WHEREAS, in accordance with the requirements of the Amended FHA, Alpha Borough’s affordable housing planning consultant, James T. Kyle, PP/AICP, of the firm of Kyle McManus, Associates, prepared an amendment to the previously adopted Fourth Round housing element and fair share plan (“2025 HEFSP”) entitled “2025 Fourth Round Housing Plan; Housing Element & Fair Share Plan”; and

WHEREAS, at a duly noticed meeting held on February 18, 2026, the Alpha Borough Land Use Board (“Board”) held a public hearing on the amendment to the 2025 HEFSP; and

WHEREAS, at the conclusion of the public hearing, the Board determined that the proposed amended 2025 HEFSP will guide the use of lands in the Borough in a manner that protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, is designed to achieve access to affordable housing to meet the Borough’s Fourth Round Mount Laurel constitutional affordable housing obligations, and considers the lands that are most appropriate for construction of low and moderate income housing in accordance with N.J.S.A. 52:27D-310; and

WHEREAS, having made the above-mentioned findings, the Board adopted the amended 2025 HEFSP; and

WHEREAS, COAH’s Prior Round rules at N.J.A.C. 5:91-2.2(a), require that the Borough Council endorse the amended 2025 HEFSP adopted by the land Use Board;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Alpha, County of Warren, State of New Jersey as follows:

1. The findings set forth in the preamble to this resolution are incorporated as if restated in full herein.
2. The amended Fourth Round Housing Element and Fair Share Plan adopted by the Alpha Borough Land Use Board at a meeting held on February 18, 2026 is hereby endorsed.
3. The Borough’s attorney is hereby authorized and directed to submit the amended Housing Element and Fair Share Plan to the Superior Court of New Jersey, Law Division for approval as part of the Borough’s declaratory judgment action seeking a judgment of fourth round compliance and repose, and to undertake any and all other

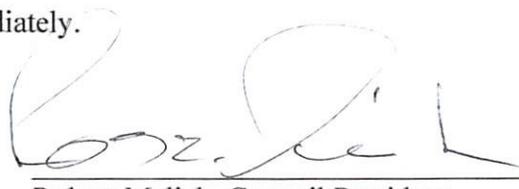
acts and file any and all other documents as may be necessary to effectuate the purposes hereof.

4. This resolution shall take effect immediately.

ATTEST:



Donna Messina, RMC

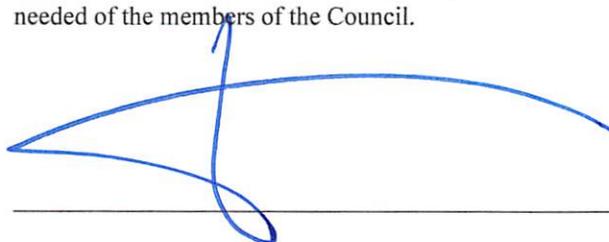


Robert Melick, Council President

Adopted: March 10, 2026

CERTIFICATION

I, Donna L. Messina, Municipal Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council at a meeting of said Common Council on March 10, 2026, and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.



Donna L. Messina, Municipal Clerk
Witness my hand and seal of the Borough of Alpha
this 10th day of March, 2026.

