

**HOPE TOWNSHIP LAND USE BOARD  
RESOLUTION OF MEMORIALIZATION**

Approved: June 17, 2025  
Memorialized: June 17, 2025

**IN THE MATTER OF  
THE ADOPTION OF THE HOUSING  
ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Township of Hope (hereinafter the “Township”) has a demonstrated history of voluntary compliance regarding its affordable housing obligation as evidenced in its Third Round record; and

**WHEREAS**, pursuant to N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV) on January 23, 2015, the Township of Hope filed a Declaratory Judgment Complaint in the Superior Court, Law Division, seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share,” of the regional need for low- and moderate-income housing pursuant to the “Mount Laurel doctrine,” and,

**WHEREAS**, that culminated in a Court approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose entered on September 30, 2022, which precluded all Mount Laurel lawsuits including builder’s remedy lawsuits until July 1, 2025; and,

**WHEREAS**, the Township continues to actively implement the Court approved Third Round Housing Element and Fair Share Plan; and,

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2004, c.2 which amended the 1985 New Jersey Fair Share Housing Act (N.J.S.A. 25:27D-301, et seq.) (hereinafter the “Amended FHA”); and,

**WHEREAS**, the Department of Community Affairs (“DCA”) issued a report on October 18, 2024 (hereinafter “DCA Report”) wherein it reported its estimate of the Fourth Round Affordable Housing obligations for all municipalities; and,

**WHEREAS**, the DCA Report calculates the Township’s Fourth Round (2025-2035) obligations as follows: a Present Need (Rehabilitation) Obligation of 0 and a Prospective Need Obligation (New Construction) of 31; and,

**WHEREAS**, the Township adopted a binding Resolution accepting the DCA’s calculated present need and prospective need as required by the Amended FHA on January 22, 2025, establishing the Fourth Round present need obligation at 0 and the prospective need at 31; and

**WHEREAS**, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive #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 23, 2025; and,

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

**WHEREAS**, the Township did not receive any objections to its present or prospective need numbers by February 28, 2025, resulting in a statutory presumption of validity of the Township’s Fourth Round obligation on March 1, 2025; and,

**WHEREAS**, on March 25, 2025, the Court entered an Order establishing the Township’s Fourth Round present need of 0 and prospective need of 31; and,

**WHEREAS**, now that the Township has its Fourth Round obligations and the Amended FHA requires that the municipality 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, Mr. Michael Davis, of Heyer, Gruel & Associates drafted the Fourth Round Housing Element and Fair Share Plan; and,

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D -13, the Land Use Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 17, 2025; and,

**WHEREAS**, the Land Use Board determined after hearing testimony from its Planner and the public, that the attached Fourth Round Housing Element and Fair Share Plan was consistent with the goals and objectives of the Township's current Master Plan as well as in compliance with the "Fair Share Housing Act," P.L. 1985, c.222 (C.52:27D-301 et al.) and the Mount Laurel doctrine, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects the public's health and safety and promotes the general welfare;

**NOW, THEREFORE, BE IT RESOLVED**, on this 17<sup>th</sup> day of June 2025, by the Land Use Board of the Township of Hope, County of Warren, State of New Jersey, that it hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A and further amends the Housing Element and Fair Share Plan of the Township of Hope's Master Plan so as to incorporate such recommendations and conclusions as contained therein.

  
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Steve Larena, Chairman  
Township of Hope Land Use Board

I, Robin Keggan, the Land Use Board Secretary of the Township of Hope, in the County of Warren, and State of New Jersey do hereby certify the foregoing to be a true and correct copy of a Resolution passed at a regular meeting of the Township of Hope Land Use Board held on June 17, 2025.



Robin Keggan, Secretary  
Township of Hope Land Use Board

RWT:jm 6/09/2025