

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
MANSFIELD, WARREN COUNTY, NEW JERSEY,
ADOPTING THE FAIR SHARE PLAN PREPARED BY DANIEL N. BLOCH, P.P.,
A.I.C.P. OF COLLIERS ENGINEERING & DESIGN DATED JUNE 5, 2025 AND
AMENDING THE HOUSING ELEMENT OF THE MASTER PLAN OF THE
TOWNSHIP OF MANSFIELD SO AS TO INCORPORATE THE CONCLUSIONS AND
RECOMMENDATIONS AS PROVIDED THEREIN**

WHEREAS, the Township of Mansfield Planning Board (hereinafter referred to as “Board”) has adopted a comprehensive Master Plan and conducted a Re-Examinations of same and made certain amendments thereto; and

WHEREAS, the Township of Mansfield has historically addressed affordable housing obligations as mandated through Southern Burlington County NAACP v. Township of Mount Laurel, 67 N.J. 151 (1975) and 92 N.J. 158 (1983) (hereinafter referred to as “Mount Laurel Doctrine”) through participation with the Council on Affordable Housing (hereinafter referred to as “COAH”) and for which the Board has adopted various amendments to the Township’s Housing Element and Fair Share Plan of the Township’s Master Plan; and

WHEREAS, the Board last amended the Master Plan’s Housing Element and Fair Share Plan on June 21, 2021 pursuant to the Township of Mansfield’s settlement of its Declaratory Action for Fair Share Compliance approved by the New Jersey Superior Court on February 28, 2019, for which a Final Judgment of Compliance and Repose was entered by the Superior Court on March 15, 2022; and

WHEREAS, the New Jersey Fair Housing Act (hereinafter referred to as “Act”) was amended on March 20, 2024 by P.L. 2024, c. 2, which, inter alia, abolished COAH and established a new Mount Laurel Doctrine compliance process and mechanism for participating municipalities (hereinafter referred to as “Program”); and

WHEREAS, the Township of Mansfield filed a Complaint for Declaratory Compliance and, as a product of participation in the Program, established the Township’s Fourth Round affordable housing obligations with a present need being seven (7) and prospective need being three hundred fifty-five (355) nits for the years 2025 through 2035; and

WHEREAS, the Township of Mansfield is located within the area regulated by the New Jersey Highlands Water Protection and Planning Act, which impacts development build-out in various ways; and

WHEREAS, Fourth Round Housing Element and Fair Share Plan prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design dated June 5, 2025 (hereinafter referred to as “2025 HEFSP”), addresses the amendments necessary to the Master Plan to enable the implementation of the Township’s Mount Laurel Doctrine affordable housing compliance plan; and

WHEREAS, the Township of Mansfield Planning Board conducted a public hearing regarding the Housing Element and Fair Share Plan amendment to the Master Plan on June 16, 2025, said hearing having been noticed and conducted in accordance with the provisions of N.J.S.A. 40:55D-89, N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and

WHEREAS, the Board finds that the 2025 HEFSP is reasonable and appropriately addresses the required planning for the provision of affordable housing within the Township with due regard and consideration of environmental and other factors impacting such development;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mansfield, that it hereby adopts the 2025 Housing Element and Fair Share Plan as prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design as appended hereto and further amends the Housing Element and Fair Share Plan of the Township of Mansfield's Master Plan so as to incorporate such recommendations and conclusions as contained therein.

The foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of Mansfield at its meeting of June 16, 2025.

Date: June 16, 2025


JoAnn Griffith, Planning Board Secretary