

**TOWNSHIP OF WASHINGTON
WARREN COUNTY, NEW JERSEY
RESOLUTION 2025-143**

**RESOLUTION ENDORSING THE 2025 FOURTH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN BY THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN,
AND STATE OF NEW JERSEY WHICH WAS PREVIOUSLY ADOPTED BY THE
LAND USE BOARD OF THE TOWNSHIP OF WASHINGTON**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024 c.2 into law, establishing the framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA")(N.J.S.A. 52:27D-301 et. seq.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025, determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024," [a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located "within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Township of Washington (the "Township") adopted a binding resolution on January 15, 2025, identifying its present need obligation as 31 and prospective fair share obligation as 94 for the Fourth Round; and

WHEREAS, the Township filed a Declaratory Judgment complaint on January 17, 2025, identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the Township and Fair Share Housing Center entered into a Settlement Agreement establishing the Township's prospective need obligation at 152 units; and

WHEREAS, on April 8, 2025, the Hon. William G. Mennen, J.S.C. issued an order accepting the settlement and directed the Township to proceed with preparation and adoption of a fourth round housing plan by July 1, 2025; and

WHEREAS, a 2025 Fourth Round Housing Element and Fair Share Plan was prepared by the Township's affordable housing planners, Heyer, Gruel & Associates dated May 2025; and

WHEREAS, upon notice fully provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board of the Township of Washington (the “Board”) held a public hearing on the 2025 Fourth Round Housing Element and Fair Share Plan on June 4, 2025, during which the document was presented to the public and Board, and opportunity for comments and questions were provided; and

WHEREAS, upon conclusion of the public hearing, the Board determined that the proposed 2025 Fourth Round Housing Element and Fair Share plan is consistent with the goals and objectives of the Master Plan of the Township of Washington, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to give access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310 the Board at its meeting held on June 4, 2025, adopted the 2025 Fourth Round Housing Element and Fair Share Plan.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Committee of the Township of Washington, County of Warren and State of New Jersey do hereby endorse the 2025 Fourth Round Housing Element and Fair Share Plan, and which was previously adopted by resolution of the Land Use Board. A copy of the Land Use Board resolution is attached hereto as Exhibit A.

Adopted: June 18, 2025

Certification:

I, Ann Kilduff, Clerk of the Township of Washington, County of Warren do hereby certify that the foregoing Resolution is a true and exact copy of a resolution adopted by the Township Committee of the Township of Washington on June 18, 2025.



Ann Kilduff, RMC
Township Clerk

EXHIBIT A

RESOLUTION 2025-03**RESOLUTION ADOPTING THE
2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN
TOWNSHIP OF WASHINGTON, WARREN COUNTY, NEW JERSEY**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Township of Washington (the "Township") adopted a binding resolution on January 15, 2025 identifying its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, the Township filed a Declaratory Judgement on January 17, 2025 identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the FHA now requires, among other actions, that municipalities submit an adopted housing element in fair share plan on or before June 30, 2025;

WHEREAS, on May 14, 2025, the Hon. William G. Mennan, J.S.C. issued an order finding in favor of the Borough's identified affordable housing obligation and authorizing the Borough to proceed with preparation and adoption of a fourth round housing plan by July 1, 2025;

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board of the Township of Washington (the "Board") held a public hearing on the 2025 Fourth Round Housing Plan Element and Fair Share Plan on June 4, 2025 during which the document was presented to the public and Board, and opportunity for comments and questions were provided; and

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 Fourth Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan of the Township of Washington, will guide the use of lands in the