RESOLUTION R191-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION OF THE TOWNSHIP COUNCIL, TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, COMMITTING TO FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AND AUTHORIZATION TO SUBMIT IT TO THE COURTS AND THE NEW JERSEY FAIR HOUSING ACT ADMINISTRATION

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L 2024, c.2 (hereinafter "A4"); and

WHEREAS, A4 calculates the size of the regional affordable housing need as follows "projected household change for a 10-year round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year round of low- and moderate- income housing obligations..."; and

WHEREAS, the Township of Washington ("Township" or "Washington") initiated litigation ("Complaint for Declaratory Judgment") pursuant the Act which requires municipalities to describe their basis for determining its fourth-round affordable housing obligation and determining their fourth-round Rehabilitative Need and Prospective Need in accordance with the formulas established in the Act by resolution adopted on or before January 22, 2025; and

WHEREAS, the Township adopted Resolution No. R049-2025 titled "Committing to Round 4 Present and Prospective Need Affordable Housing Obligations in Accordance with P.L. 2024, c.2" on January 22, 2025; and

WHEREAS, the Township's Complaint for Declaratory Judgment was filed with the Court on January 24, 2025 pursuant to the Act; and

WHEREAS, on April 8, 2025, the Court issued its decision titled "Order Fixing Municipal Obligations for 'Rehabilitative Need' and 'Perspective Need' for the Fourth Round Housing Cycle" for the Township fixing its Rehabilitative Need as one hundred fifty seven (157) dwelling units and its Perspective Need as three hundred sixty two (362) dwelling units and authorizing the Township to proceed and adopt its fourth round housing plan element and fair share plan ("HPEFSP"); and

WHEREAS, Turek Consulting LLC. prepared the Township's HPEFSP titled "2025-2035 Fourth Round Housing Plan Element and Fair Share Plan", dated June 2025, to provide a realistic opportunity to address the Township's fourth round Present Need and Prospective Need; and

WHEREAS, on June 23, 2025, the Washington Township Planning Board ("PB") held a public hearing for the Township's HPEFSP and adopted the HPEFSP by Resolution #2025-21 determining the HPEFSP would provide a realistic opportunity to address the Township's fourth round Present Need and Prospective Need for very low-, low- and moderate-income housing; and

WHEREAS, upon reviewing the adopted HPEFSP, the Council of the Township of Washington finds that the HPEFSP provides a realistic opportunity for the Township to address its fourth round Rehabilitative Need as one hundred fifty seven (157) dwelling units and its Perspective Need as three hundred sixty two (362) dwelling units for very low-, low- and moderate-income housing;

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Township of Washington, in the County of Gloucester in the State of New Jersey undertakes the following actions to:

1. Approve and endorse Washington Township's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to provide a realistic opportunity to address the Township's fourth round Rehabilitative Need as one hundred fifty seven (157) dwelling units and its Perspective Need as three hundred sixty two (362) dwelling units for very low-, low- and moderate-income housing.

2. Authorize the Township's Municipal Clerk and Municipal Solicitor to undertake all necessary actions to submit the Township's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to the Courts and the New Jersey Fair Housing Act Administration pursuant to the Fair Housing Act, P.L. 2024, c.2.

BE IT RESOLVED, this Resolution was approved by the Council of the Township of Washington, in the County of Gloucester on June 25, 2025.

TOWNSHIP OF WASHINGTON

By: _____
Peter Del Borrello, III, Council President

I, Christine Ciallella, do certify this to be a true copy of Resolution **R191-2025** adopted by the Township of Washington, Gloucester County, at the regular meeting held on June 25, 2025 and shall take effect immediately.

By: _____
Christine Ciallella, RMC, CMR
Township Clerk

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Harris			X				
Brown		X	X				
Del Borrello			X				