RESOLUTION R321-2025

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

RESOLUTION OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, APPROVING A SETTLEMENT AGREEMENT WITH FIELDSTONE AT GANTTOWN ROAD, LLC TO RESOLVE AN OUTSTANDING CHALLENGE TO THE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN

WHEREAS, the Township of Washington, County of Gloucester, State of New Jersey (hereinafter referred to as "Township") has previously filed a Fourth Round Declaratory Judgment Complaint on January 24, 2025, caption In the Matter of the Application of the Township of Washington, County of Gloucester, bearing Docket No. GLO-L-111-25, seeking a Certification of Compliance for its Fourth Round Affordable Housing obligations; and

WHEREAS, pursuant to recommendation from the Affordable Housing Dispute Resolution Program (hereinafter the "Program") and an Order from the Superior Court, Law Division entered on April 28, 2025, the Township's Fourth Round Fair Share obligations were fixed as follows: a present need obligation of 157 affordable housing units, and a prospective need obligation of 362 affordable housing units; and

WHEREAS, on June 27, 2025, the Township filed its proposed Fourth Round Housing Element and Fair Share Plan (hereinafter "HEFSP"), designed to meet the fair share obligations established by the April 28, 2025, Order of the Superior Court, Law Division; and

WHEREAS, on August 26, 2025, Fieldstone at Ganttown Road, LLC (hereinafter "Fieldstone") filed an Answer/Challenge objecting to the Township's proposed Fourth Round HEFSP; and

WHEREAS, the Program then conducted Settlement Conferences, pursuant to the N.J.S.A. 52:27D-301 and Administrative Directive #14-24; and

WHEREAS, said Settlement Conferences resulted in an amicable agreement between the Township and Fieldstone resolving the claims raised in said Answer/Challenge, which terms are reflected in the attached Mediation Agreement; and

WHEREAS, the Township finds that it in the best interest of the municipality, its citizens and its taxpayers to resolve the litigation with Fieldstone.

NOW, THEREFORE, BE IT RESOLVED, this 17th day of December, 2025, by the Township Council of the Township of Washington, County of Gloucester, State of New Jersey, as follows:

1. The Township accepts the recommendations of its professional staff and approves the Mediation Agreement as well as the attachments thereto. A true copy of the Mediation Agreement is on file at the Office of the Township Clerk and can be reviewed during normal business hours.

2. The Township authorizes the Mayor, Township Clerk, Township Administrator and its Township professional staff to execute any and all necessary documents in order to implement the intent of this Resolution.

3. This resolution shall take effect immediately, according to law.

TOWNSHIP OF WASHINGTON

By: _____
Peter Del Borrello, III, Council President

I, Christine Ciallella, do certify this to be a true copy of Resolution **R321-2025** adopted by the Township of Washington, Gloucester County, at the regular meeting held on December 17, 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				
Pasqualone			X				
Brown	X		X				
Del Borrello			X				