RESOLUTION R082-2026

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

A RESOLUTION OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN.

WHEREAS, the New Jersey Supreme Court's Mount Laurel decisions recognize a constitutional obligation that municipalities, in the exercise of their delegated zoning power, afford a realistic opportunity for the construction of their fair share of the present and prospective regional need for low- and moderate-income housing. In re Adoption of N.J.A.C. 5:96, 215 N.J. 578, 74 A.3d 893 (2013), In re Adoption of N.J.A.C. 5:96, 215 N.J. 578, 74 A.3d 893 (2013); and

WHEREAS, the Legislature enacted the "Fair Housing Act," P.L.1985, c.222 (C. 52:27D-301 et al.), as amended and supplemented, to implement the Mount Laurel doctrine, and has declared that municipalities in compliance with the Fair Housing Act are also in compliance with the Mount Laurel doctrine. N.J. Stat. § 52:27D-302; and

WHEREAS, the Legislature has further determined, in amendments enacted as P.L.2024, c.2 (C. 52:27D-304.1 et al.), that a municipality is authorized to seek approval of its fair share affordable housing obligation adopted pursuant to binding resolution and then filed with the court, with an opportunity for advocates for low- and moderate-income households to contest the municipal determination. N.J. Stat. § 52:27D-302; and

WHEREAS, the Township of Washington, under Docket No. GLO-L-111-25, sought approval of its Round IV Affordable Housing Plan; and

WHEREAS, the Fair Share Housing Center and Fieldstone at Ganntown Road, LLC objected to the Township's Round IV plan; and

WHEREAS, through settlement negotiations, the Township and both the Fair Share Housing Center and Fieldstone at Ganntown Road, LLC have reached a resolution to this matter (hereinafter "Settlement Agreement"); and

WHEREAS, the Court entered an Order on February 20, 2026 (hereinafter the "Court Order"), approving the settlement agreement between the parties; and

WHEREAS, in accordance with the Settlement Agreement, the Township was required to amend its Housing Element and Fair Share Plan portion of its Master Plan; and

WHEREAS, on March 3, 2026, the Washington Township Planning Board formally adopted the Fourth Round Housing Element and Fair Share Plan, such plan being attached hereto as Exhibit A.

WHEREAS, pursuant to the Settlement Agreement and the Court Order, the Township must endorse the Fourth Round Housing Element and Fair Share Plan by March 15, 2026; and

WHEREAS, the Township, in consultation with its professional staff, finds it necessary and appropriate to endorse the Fourth Round Housing Element and Fair Share Plan.

NOW, THEREFORE, BE IT RESOLVED, this 11th day of March, 2026, by the Township Council of the Township of Washington, County of Gloucester, State of New Jersey, as follows:

1. The Township hereby endorses the Washington Township Fourth Round Housing Element and Fair Share Plan that was previously adopted by the Planning Board of the Township of Washington on March 3, 2026.

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

3. A copy of this Resolution shall be filed by the Township Attorney with the Court in accordance with the Court's Order of February 20, 2026.

TOWNSHIP OF WASHINGTON

By: Donald C. Brown Jr.
Donald Brown Jr.,Council VicePresident

I, Christine Ciallella, do certify this to be a true copy of Resolution R082-2026 adopted by the Township of Washington, Gloucester County, at the regular meeting held on March 11, 2026 and shall take effect immediately.

Christine Ciallella
CHRISTINE CIALLELLA, RMC, CMR
Township Clerk

EXHIBIT A