

EXHIBIT B



BOROUGH OF HADDONFIELD
Camden County, New Jersey

January 27, 2025

2025-01-27-014

**Authorization for the Borough of Haddonfield to Commit to the New Jersey
Division of Community Affairs (DCA) Fourth Round Affordable Housing
Present Need and Prospective Need Numbers**

WHEREAS, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the Fair Housing Act at N.J.S.A. 52:27D-301 et seq., (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimates of the obligations for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Borough of Haddonfield's Fourth Round -(2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of thirty-five (35) and a Prospective Need or New Construction Obligation of ninety-three (93); and

WHEREAS, the Amended FHA provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations and the Amended FHA authorize a 20% cap, vacant land adjustments as well as durational adjustments; and

WHEREAS, the Borough of Haddonfield has received vacant land adjustments pursuant to N.J.A.C. 5:93-4.1 for its Prior Round (1987-1999) and Third Round (1999-2025) fair share obligations, initially by COAH and subsequently by the Superior Court; and

WHEREAS, based on the foregoing, the Borough of Haddonfield accepts the DCA calculations of the Borough's fair share obligations and commits to its fair share of thirty-five (35) units present need and ninety-three (93) units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough of Haddonfield shall apply for a vacant land adjustment of its Fourth Round 93-unit prospective need as part of its Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Borough of Haddonfield reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, in the event that the FHA is further amended or any rulings or legal precedents arise after the adoption of this Resolution, the Borough of Haddonfield reserves the right to adjust its position in response to and in light of same, particularly if such a change alters the deadlines and/or requirements placed upon the Borough pursuant to the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Borough of Haddonfield reserves the right to take such position as it deems appropriate in response thereto; and

WHEREAS, in light of the above, the Board of Commissioners of the Borough of Haddonfield finds that it is in the best interest of the Borough of Haddonfield to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and



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WHEREAS, in addition to the above, the Acting Administrative Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024; and

WHEREAS, pursuant to Directive #14-24, "a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint ... in the county in which the municipality is located... within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

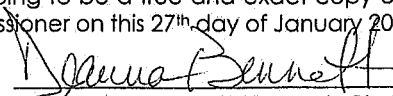
WHEREAS, the Borough of Haddonfield seeks a certification of compliance with the Amended FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment complaint and associated pleadings within 48 hours of the adoption of this resolution in the Superior Court of New Jersey - Camden County.

NOW, THEREFORE, BE IT RESOLVED, on this 27th day of January, 2025 by the Board of Commissioners of the Borough of Haddonfield, County of Camden as follows:

1. All of the above Whereas clauses are incorporated into the operative clauses of this resolution.
2. The Borough of Haddonfield hereby commits to the DCA Fourth Round Present Need Obligation of thirty-five (35) units and the Fourth Round Prospective Need Obligation of ninety-three (93) units described in this resolution, subject to all reservations of rights set forth above.
3. The Borough of Haddonfield hereby authorizes and directs its Affordable Housing Counsel to file a declaratory judgment complaint in the Superior Court of New Jersey - Camden County within 48 hours after adoption of this resolution.
4. In accordance with the Amended FHA and Directive #14-24, the Borough of Haddonfield authorizes its Affordable Housing Counsel to attach a copy of this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. The Borough of Haddonfield hereby directs its Borough Administrator and/or Municipal Clerk to publish this resolution on the Borough's website within 48 hours after adoption of this resolution, attaching this resolution.
6. The Borough of Haddonfield's Mayor, Administrator, Clerk, Attorneys, Planners, and other appropriate officers, employees and professionals, are hereby authorized and directed to prepare and execute any and all such other documents and undertake any and all such further acts as may be necessary or required to effectuate the actions set forth herein.
7. This resolution shall take effect immediately, according to law.

COMMISSIONERS:	MOTION	SECOND	YEA	NAY	ABSTAIN	ABSENT
SIEDELL		X	X			
TROY	X		X			
BIANCO BEZICH			X			

I, Deanna Bennett, Municipal Clerk of the Borough of Haddonfield, County of Camden, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Board of Commissioners on this 27th day of January 2025.


Deanna Bennett, Borough Clerk