



Township Council  
1 Municipal Plaza  
Bloomfield, NJ 07003

Louise M. Palagano  
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 01/27/25 07:00 PM

**2025 RESOLUTION APPROVAL**

R25  
63

**RESOLUTION COMMITTING TO DCA'S FOURTH ROUND  
AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED  
NUMBERS**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (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 estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculates the Township of Bloomfield's ("**Bloomfield**") Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 329 and a Prospective Need or New Construction Obligation of zero ("**0**"); and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

**WHEREAS**, the Amended FHA further 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 biding court decisions" (N.J.S.A. 52:27D-311(m)); and

**WHEREAS**, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

**WHEREAS**, based on the foregoing, Bloomfield accepts the DCA calculations of Bloomfield's fair share obligations and commits to its fair share of 329 units present need and zero ("**0**") 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**, Bloomfield reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

Resolution (ID # 12686)

Meeting of January 27, 2025

**WHEREAS**, Bloomfield also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in the event that a third party challenges the calculations provided for in this Resolution, Bloomfield reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

**WHEREAS**, in light of the above, the Mayor and Council of the Township of Bloomfield finds that it is in the best interest of Bloomfield to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; 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**, Bloomfield seeks a certification of compliance with the FHA and, therefore, directs its Township Attorney to file a declaratory relief action within 48 hours of the adoption of this resolution in Essex County.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Bloomfield as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. Bloomfield hereby commits to the DCA Round 4 Present Need Obligation of 329 units and the Round 4 Prospective Need Obligation of zero ("0") units described in this resolution, subject to all reservations of rights set forth above.
3. Bloomfield hereby directs its Township Attorney to file a declaratory judgment complaint in Essex County within 48 hours after adoption this resolution, attaching this resolution.
4. Bloomfield authorizes its Township Attorney to attach 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. This resolution shall take effect immediately, according to law.

Resolution (ID # 12686)

Meeting of January 27, 2025

**CERTIFICATION**

I, Louise M. Palayano, Clerk of the Township of Bloomfield, County of Essex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Mayor and Council at a meeting held on January 27, 2025.

Louise M. Palayano  
Clerk

\*...\*...\*

Approved as to form and procedure on basis of facts set forth.

Walter S. Puh

Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

Jane G. Gledhill  
Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on January 27, 2025.

Louise M. Palayano  
Municipal Clerk of the Township of Bloomfield

Jenny Mundell  
Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> Table	Nicholas Joanov	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> Not Discussed	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> First Reading	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> Table with no Vote	Wartyna Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input type="checkbox"/> Approve	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> Veto by Mayor	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						