

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY, NEW JERSEY**

AGENDA ITEM: #2(a)

JANUARY 27, 2025

BINDING RESOLUTION OF THE TOWNSHIP OF CEDAR GROVE, ESSEX COUNTY, ACCEPTING THE ROUND 4 PRESENT AND PROSPECTIVE NEED OBLIGATIONS AS CALCULATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS.

WHEREAS, on March 20, 2024, Governor Murphy signed into law substantial amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to 329 (“FHA”), setting forth the procedures, deadlines, and substantive statutory provisions to be applied by New Jersey municipalities for the period between July of 2025 and July of 2035, commonly referenced as “Round 4;” and

WHEREAS, pursuant to the FHA, the New Jersey Department of Community Affairs (“DCA”) on October 20, 2024, published its statewide calculations of the present and prospective affordable housing obligations for every New Jersey municipality; and

WHEREAS, per DCA’s calculations, the Township of Cedar Grove’s Round 4 affordable housing obligations are:

- 1) Present (Rehabilitation) Need: 15
- 2) Prospective (New Construction) Need: 170

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts issued Directive #14-24 which, among other things, directed municipalities to file a Declaratory Judgment Complaint and Case Information Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

WHEREAS, notwithstanding the fact that the Township lacks sufficient vacant and suitable land to fully address a 170-unit Prospective Need, it intends to accept the DCA’s calculations and will likely seek a “vacant land adjustment” as a component of its Round 4 Housing Element and Fair Share Plan; and

WHEREAS, the Township also intends to accept the DCA’s 15-unit Present Need and will take measures to satisfy said obligation as a part of its ongoing Affordable Housing Rehabilitation Program for the period between 2025 and 2035.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Township of Cedar Grove, County of Essex, State of New Jersey, as follows:

1. The Township of Cedar Grove hereby accepts and adopts the DCA’s “fair share” obligations thereby establishing the Township’s Present Need obligation of 15 and its Prospective Need obligation of 170; and
2. The Township’s Special Mount Laurel Counsel is directed to file the mandatory Declaratory Judgment Complaint and Case Information

Statement in the New Jersey Superior Court, Law Division, within 48 hours of the adoption of this Binding Resolution; and

3. A certified copy of this Binding Resolution shall be immediately forwarded to (a) the New Jersey Department of Community Affairs; (b) the Township's Special Mount Laurel Counsel and Planner, and (c) Fair Share Housing Center; and
4. A true copy of this Binding Resolution shall be posted on the Township's official website within 48 hours of adoption.

INTRODUCED BY: Deputy Mayor Mega

SECONDED BY: Councilman Zazzali

ROLL CALL VOTE				
COUNCILMEMBER	YES	NO	ABSTAIN	ABSENT
Maceri	X			
Peterson				X
Zazzali	X			
Mega	X			
Skabich	X			

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The undersigned clerk of the Township of Cedar Grove hereby certifies the above as a true copy of a binding resolution adopted by the Township Council on January 27, 2025.

Attest: Dale A. Forde
 Dale A. Forde, Township Clerk