

# EXHIBIT 1

**RESOLUTION 2025-048 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF  
NEW JERSEY ESTABLISHING ALEXANDRIA TOWNSHIP'S FOURTH ROUND AFFORDABLE  
HOUSING REQUIREMENT**

**WHEREAS**, on March 20, 2024, Governor Murphy signed *P.L.2024, c.2.* into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act; and

**WHEREAS**, the law requires that the New Jersey Department of Community Affairs ("DCA") perform a calculation of regional need, and municipal present and prospective affordable housing needs, in accordance with the formulas established in the law; and

**WHEREAS**, on October 18, 2024, the DCA released its "Affordable Housing Obligations For 2025-2035 (Fourth Round)" report, establishing the Fourth Round (2025-2035) fair share methodology and calculations of low- and moderate-income housing obligations for New Jersey's 564 municipalities; and

**WHEREAS**, the final calculation and obligations for each municipality are presented in an Appendix at the end of the report; and

**WHEREAS**, the Amended Fair Housing Act provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support a lower fair share calculation; and

**WHEREAS**, per *P.L. 2024, c.2.*, in order for Alexandria Township to maintain immunity from exclusionary zoning litigation, it must determine its municipal present and prospective obligations in accordance with the formulas established in sections 6 and 7 of the law by binding resolution no later than January 31, 2025; and

**WHEREAS**, *P.L. 2024, c.2* permits Alexandria Township to diverge from the DCA's calculations in determining its obligations, in case local factors exist that make the calculations unreasonable, so long as Alexandria Township adheres to the methodology set forth in *P.L. 2024, c.2*; and

**WHEREAS**, Alexandria may take into consideration the calculations in the October 8, 2024 report published by the DCA to determine its obligations; and

**WHEREAS**, the present and prospective fair share obligations of the Alexandria Township were identified as follows:

- Present Need: -0- units
- Prospective Need: 75 units

**WHEREAS**, the Township's Planner and other Township professional staff possess actual knowledge of present conditions in Alexandria which were not known to the DCA officials that evaluated Alexandria through raw data sets and land use/land cover data reflecting land uses and coverages in 2020; and

**WHEREAS**, such present day conditions, history and knowledge could not be known to DCA officials that were evaluating every municipality in the State of New Jersey; and

**WHEREAS**, the Township professionals evaluated DCA's vacant land analysis and identified land in Alexandria that should not be included as vacant and developable; and

**WHEREAS**, the Planner tabulated these areas and confirmed that the vacant land in Alexandria should be reduced from 69.703010 acres to -0- acres; and

**WHEREAS**, the Township Planner has determined that the Land Capacity Allocation Factor must be adjusted from 0.7% of the region's vacant land (based on 10,324 acres) to -0-% of the region's vacant land (based on 10,254 acres). The vacant land capacity was adjusted by removing the following land which was improperly included as developable land in the DCA's calculation:

The DCA Report Land identifies portions and fragments of developable land (GIS polygons) on only one parcel of land, Block 10, Lot 46, located at 445 Mechlin's Corner Road in Alexandria Township. It is the Salvation Army's Camp Tecumseh. It is a religious camp, retreat and conference center that is owned and operated by the Salvation Army. The DCA Land Capacity Analysis GIS Composite Layer (Land Capacity Analysis) found on the DCA website ([https://www.nj.gov/dca/dlps/4th\\_Round\\_Numbers.shtml](https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml)) identifies 12 GIS polygons on the parcel totaling 69.703010-acres, which were identified to determine the Land Capacity Factor in the DCA Report. This represents a land capacity factor of 0.7% for Alexandria Township in the DCA Report. . . .

Based upon discussions with the executive staff, there are no plans for Camp Tecumseh to change land use or further develop the site, except for maintenance and periodic upgrades to the existing facilities. With operations dating back over 50 years and a robust history of activity devoted to its mission, the Camp is not likely to be sold or redeveloped during Round 4 (2025-2035) and it is inappropriately identified as developable acreage to calculate the Land Capacity Factor for Alexandria Township. Removal of the site from the Land Capacity Analysis and an adjustment to the Alexandria Township Land Capacity Factor is warranted.

When the Salvation Army Camp Tecumseh acreage of 69.703010 associated with the 12 polygons of fragments of land identified in the DCA Land Capacity Analysis for Block 10, Lot 46 are adjusted to zero acres (0-acres) and this change in acreage is applied to the "Fourth Round Calculation Workbook" found at [https://www.nj.gov/dca/dlps/4th\\_Round\\_Numbers.shtml](https://www.nj.gov/dca/dlps/4th_Round_Numbers.shtml), the



10,324-acres of developable acreage for Region 3 is changed to 10,254-acres and the Alexandria Township Land Capacity Factor in the workbook is changed from 0.7% to 0%, which in turns indicates a change in the Round 4 Prospective Share for Alexandria Township from 75 to 49.

**WHEREAS**, vacant land is one of three allocation factors to be considered; and

**WHEREAS**, the three allocation factors (land capacity factor, nonresidential valuation factor, income capacity factor) are averaged to find the “average allocation factor”, which is multiplied by the regional prospective need to get the Township's obligation; and

**WHEREAS**, using the DCA’s vacant land analysis Alexandria's average allocation factor was 0.7% and with the new vacant land number the average allocation factor is -0%; and

**WHEREAS**, utilizing DCA’s methodology, spreadsheet and formula, but with the current data, changes the Township’s Fourth Round prospective need responsibility from 75 to 49; and

**WHEREAS**, the Present Need number also uses three proxy factors to calculate the present need for each municipality including (a) the number of housing units lacking complete kitchen facilities, (b) the number of units lacking complete plumbing facilities and (c) the number of overcrowded units more than 50 years old that are occupied by low- and moderate-income households; and

**WHEREAS**, the Township’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of the Act; and

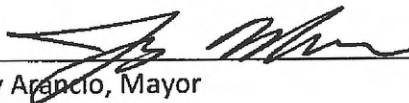
**WHEREAS**, within 48 hours of adoption of this resolution, the Municipal Clerk of Alexandria shall file this resolution on its official website and with the Affordable Housing Dispute Resolution Program; and

**WHEREAS**, pursuant to the Directive #14-24, a municipality seeking a certification in 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 the adoption of the municipal resolution of the fair share obligations, or by February 3, 2025, whichever is sooner; and

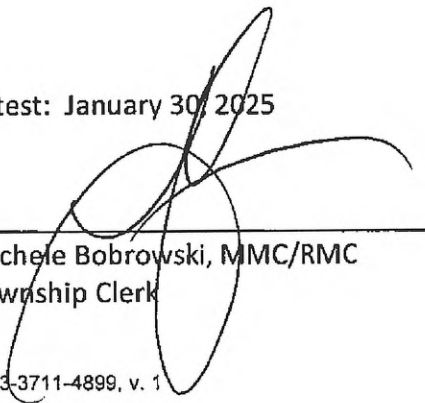
**WHEREAS**, the Township of Alexandria seeks a certification of compliance with the FHA and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this Resolution in Hunterdon County.

**NOW, THEREFORE, BE IT RESOLVED** on this 30<sup>th</sup> day of January, 2025, by the Township Committee of Township of Alexandria, in the County of Hunterdon, and the State of New Jersey that, pursuant to *P.L.2024, c.2*:

1. All of the Whereas Clauses set forth above are incorporated into the operative clauses of this resolution.
2. The Township Committee of the Township of Alexandria hereby accepts a Present Need obligation of 0 and a Prospective Need obligation of 49 as its Fourth Round (2025-2035) affordable housing obligation pursuant to P.L. 2024 c.2 and the Fair Housing Act, N.J.S.A. 52:27D-302 et. seq. These findings are to be documented in the Township's Housing Element and Fair Share Plan.
3. The Township reserves its right to adjust its Fourth Round Affordable Housing obligation subject to adjustments made to account for decisions of a court of competent jurisdiction, and such other adjustments as may prove to be available and appropriate in accordance with the Act and/or applicable COAH regulations. Any such adjustments will be adopted as part of the municipality's Fourth Round Housing Element and Fair Share Plan.
4. The Township reserves its right to adjust its Fourth Round Affordable Housing obligation subject to land adjustments and other amendments as may be provided for by law.
5. This resolution shall be posted on the Township's official website and with the Affordable Housing Dispute Resolution Program within 48 hours of adoption.
6. This resolution shall take effect immediately, according to law.

  
Jay Arancio, Mayor

Attest: January 30, 2025

  
Michele Bobrowski, MMC/RMC  
Township Clerk

4933-3711-4899, v. 1