

RESOLUTION NO. 2025- 73**RESOLUTION ACCEPTING 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 Plumsted's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 22 and a Prospective Need or New Construction Obligation of 33; 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, Plumsted notes that the DCA report notes the Township has a land capacity factor of 0.00%, reflecting the complete lack of vacant, developable, suitable and approvable land available for affordable housing in the Township, due to factors such as environmentally constrained lands and lack of infrastructure; and

WHEREAS, based on the foregoing, the Township of Plumsted accepts the DCA calculations of its fair share obligations of 22 units present need and 33 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 Township of Plumsted reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

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WHEREAS, the Township of Plumsted 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, the Township of Plumsted 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 Township Committee of the Township of Plumsted finds that it is in the best interest of Plumsted 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, Plumsted seeks a certification of compliance with the FHA and, therefore, directs the Affordable Housing Attorney to file a declaratory relief action or an action with the Program within 48 hours of the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plumsted, County of Ocean, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.

2. The Township of Plumsted hereby accepts the DCA Round 4 Present Need Obligation of 22 units and the Round 4 Prospective Need Obligation of 33 units described in this resolution, subject to all reservations of rights set forth above including the right to seek a vacant land and/or durational adjustment as part of the Housing Element and Fair Share Plan.

3. The Township of Plumsted hereby authorizes its Affordable Housing Attorney to file a declaratory judgment complaint in Ocean County within 48 hours after adoption this resolution, and/or to file this resolution with the Program or any other such entity as may be determined to be appropriate.



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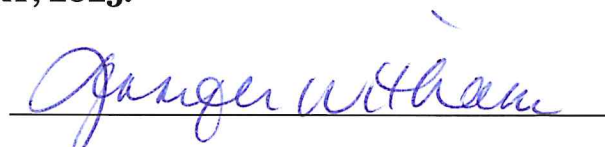
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NAME	GRILLETTO	HAGELSTEIN	POTTER	MARINARI	BOWEN
AYES	X	X	X	X	X
ABSTAIN					
NAYS					
ABSENT					

CERTIFICATION

I, **JENNIFER WITHAM**, Municipal Clerk of the Township of Plumsted, do hereby certify that the foregoing resolution was duly adopted by the Plumsted Township Committee at a meeting held on the **15TH** day of **JANUARY, 2025**.



JENNIFER WITHAM, RMC, CMR

Municipal Clerk

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