

**BOROUGH OF PENNS GROVE  
COUNTY OF SALEM**

**RESOLUTION NO. 2025-1-27**

**RESOLUTION COMMITTING THE BOROUGH OF PENNS GROVE 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 Borough of Penns Grove's (County of Salem) Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of seven (7) and a Prospective Need or New Construction Obligation of two (2); 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, the Borough of Penns Grove accepts the DCA calculations of the municipality's fair share obligations and commits to its fair share of seven (7) units present need and two (2) 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 Penns Grove reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**WHEREAS**, the Borough of Penns Grove 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 Borough of Penns Grove 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 governing body of the Borough finds that it is in the best interest of the Borough of Penns Grove 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**, the Borough seeks a certification of compliance with the FHA and, therefore, directs its appointed counsel to file a declaratory relief action within 48 hours of the adoption of this resolution in Salem County.

**NOW, THEREFORE, BE IT RESOLVED** on this day, by the Council and Mayor of Penns Grove, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Borough of Penns Grove hereby commits to the DCA Round 4 Present Need Obligation of seven (7) units and the Round 4 Prospective Need Obligation of two (2) units described in this resolution, subject to all reservations of rights set forth above.
3. The Borough of Penns Grove hereby directs its duly authorized counsel to file a declaratory judgment complaint in Salem County within 48 hours after adoption this resolution, attaching this resolution.
4. The Borough of Penns Grove authorizes its counsel 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.

Attest:

Sharon R. Williams  
 Sharon R. Williams, Municipal Clerk

LaDaena D. Londo  
 LaDaena D. Londo, Mayor

Council	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
Scott A., Pres.	X		X			
Carter			X			
Lopez			X			
Marinaro		X	X			
Scott, D.			X			
Worley			X			

CERTIFICATION

CERTIFICATION

I, Sharon Williams Clerk of the Borough of Penns Grove, County of Salem, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Council and Mayor at a meeting held on January 21<sup>st</sup>, 2025.

Sharon R. Williams  
 Sharon R. Williams, RMC, Municipal Clerk

