

**RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF  
WASHINGTON, MORRIS COUNTY, ADOPTING THE 2025 ROUND  
FOUR HOUSING PLAN ELEMENT AND FAIR SHARE PLAN.**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. ("FHA-2") which established a new procedure by which a municipality could secure approval of its affordable housing obligations and Housing Elements and Fair Share Plans adopted by municipalities to maintain compliance with the New Jersey Fair Housing Act and the *Mount Laurel* doctrine in order to secure immunity from exclusionary zoning and builder's remedy litigation; and

**WHEREAS**, the FHA-2 establishes that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

**WHEREAS**, the procedure under FHA-2 requires municipalities to adopt a resolution as to its Fourth Round affordable housing obligations by January 31, 2025 and file a declaratory relief action with the courts by February 3, 2025; and

**WHEREAS**, the FHA-2 further requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan and file same with the Affordable Housing Dispute Resolution Program (the "Program") on or before June 30, 2025; and

**WHEREAS**, as a result of the passage of the FHA-2, on January 20, 2025 the Township Committee of the Township of Washington ("Washington" or "Township") adopted Resolution No. R-36-25 setting forth the Township's position on its Fourth Round obligation, and which commits the Township to adopting a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

**WHEREAS**, thereafter, on January 22, 2025 the Township timely filed an action with the Program and the Court, which is entitled: In re Declaratory Judgment Action of the Township of Washington, Morris County, Docket No.: MRS-L-000171-25 ("2025 Action"); and

**WHEREAS**, on April 29, 2025, Morris/Sussex County Mount Laurel Judge, the Honorable Janine M. Allen, J.S.C., issued an Order on the recommendation of the assigned Program Member in the Township's 2025 Action, wherein Judge Allen set the Township's Round Four Present Need Obligation of twenty (20) and a Round Four gross Prospective Need Obligation of one hundred seventy-three (173); and

**WHEREAS**, the Township Planner has since prepared the Township's 2025 Housing Plan Element & Fair Share Plan ("Plan"), which has been reviewed by the Land Use Board of the Township of Washington ("Board"); and

**WHEREAS**, the Land Use Board of the Township of Washington held a public hearing on the 2025 Round Four Housing Plan Element & Fair Share Plan on June 25, 2025, for which the required prior public notice was duly and timely published in the Township's official newspaper ten (10) days in advance of the meeting, and which such notice was timely served upon the clerks of all municipalities adjoining the Township, posted on the Township's bulletin board and the Township's website along with a copy of the proposed 2025 Round Four Housing Plan Element and Fair Share Plan, and which such notice and the 2025 Round Four Housing Plan Element and Fair Share Plan was timely placed on file with the Board Secretary and made available for public inspection and timely served on the New Jersey Office of Planning Advocacy, and the Morris County Planning Board at least ten (10) days in advance thereof in accordance with N.J.S.A. 40:55D-13 and N.J.S.A. 40:49-1 et seq.; and

**WHEREAS**, at the public hearing held on June 25, 2025, David J. Banisch, PP AICP, provided professional planning testimony regarding the 2025 Round Four Housing Plan Element and Fair Share Plan, and the Board provided members of the public with the opportunity to provide their comments about the plan; and

**WHEREAS**, upon reviewing the proposed 2025 Round Four Housing Plan Element and Fair Share Plan and considering the testimony of the Township's Planning Professional and the comments from members of the public during the public hearing, the Board has determined that the Plan is consistent with the goals and objectives of the municipal Master Plan and the Municipal Land Use Law, and is in compliance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., as amended by P.L. 2024, c., and the *Mount Laurel* Doctrine, and the implementation of same is in the public interest and protects the public health and safety and promotes the general welfare; and

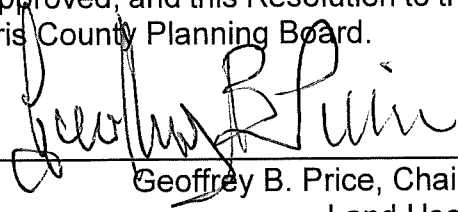
**WHEREAS**, by this Resolution, the Board does hereby approve and adopt the 2025 Round Four Housing Plan Element and Fair Share Plan as an amendment to the Township's Master Plan.

**NOW THEREFORE, BE IT RESOLVED**, by the Land Use Board of the Township of Washington, Morris County, New Jersey, that the Board does hereby approve and adopt the Township's 2025 Round Four Housing Plan Element & Fair Share Plan, prepared in consultation with Banisch Associates, Inc., in the form as presented during the public hearing on June 25, 2025; and

**BE IT FURTHER RESOLVED**, that the Township Planner is hereby directed to finalize the draft version of the Township's 2025 Round Four Housing Plan Element & Fair Share Plan to reflect the removal of any reference to "Draft" in the Plan and appendices therein, and to input June 25, 2025 as the date of adoption and once endorsed by the Township Committee, include such date of endorsement on the cover page to the Plan; and

**BE IT FURTHER RESOLVED**, that upon receipt of the finalized version of the 2025 Round Four Housing Plan Element and Fair Share Plan from the Township Planner,

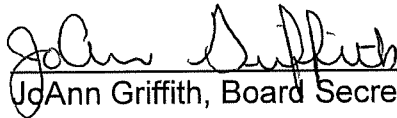
the Board Secretary is hereby directed to send a copy of the 2025 Round Four Housing Plan Element & Fair Share Plan, in the form as approved, and this Resolution to the State Office of Local Planning Advocacy, and the Morris County Planning Board.



Geoffrey B. Price, Chairperson  
Land Use Board,  
Township of Washington

**CERTIFICATION**

I certify that the foregoing Resolution was duly adopted by the Joint Land Use Board of the Township of Washington, Morris County, at a Special Meeting Held on the 25<sup>th</sup> day of June 2025



JoAnn Griffith, Board Secretary