

**LAFAYETTE TOWNSHIP LAND USE BOARD
RESOLUTION 2025-04**

DECIDED/APPROVED: June 19, 2025

ADOPTED: June 19, 2025

**RESOLUTION OF THE LAFAYETTE TOWNSHIP LAND USE
BOARD, COUNTY OF SUSSEX, STATE OF NEW JERSEY,
APPROVING AND ADOPTING AN AMENDMENT TO THE
TOWNSHIP OF LAFAYETTE MASTER PLAN TO ADD THE
“LAFAYETTE TOWNSHIP AMENDED HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN FOR ROUND FOUR (2025-2035)”
PREPARED BY DAVID J. BANISCH PP/AICP**

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”); and

WHEREAS, the FHA-2 sets forth 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 FHA-2 requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan on or before June 30, 2025; and

WHEREAS, as a result of the passage of the FHA-2, and pursuant to Lafayette Township (the “Township” or “Lafayette”) Committee (the “Committee”) Resolution 2025-17, adopted by the Committee on January 21, 2025 (“Committee Resolution 2025-17”), the Township committed to adopting a Fourth Round Housing Element and Fair Share Plan by June 30, 2025, incorporating the calculations assigned to the Township by the New Jersey Department of Community Affairs in its report dated October 18, 2024 for the Fourth Round establishing a Present Need Obligation of seven 7 units and a Prospective Need Obligation of 52 units, subject to all reservations of rights set forth in Committee Resolution 2025-17; and

WHEREAS, the Township has since filed an action entitled In re Declaratory Judgment Action of the Township of Lafayette, Docket No.: SSX-L-000052-25, and in furtherance of same, duties and obligations associated therewith, and pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.* (the "MLUL"), the Lafayette Township Land Use Board (the "Board") has been reviewing the Township Master Plan (the "Master Plan") and has been considering adopting the "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)", prepared by Township Planner David J. Banisch, PP/AICP, thereby amending the Master Plan; and

WHEREAS, the "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)," prepared by David J. Banisch, PP/AICP, for the Township, was considered for approval and adoption at a public hearing of the Board on June 19, 2025 (the "Hearing"); and

WHEREAS, "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)", prepared by David J. Banisch, PP/AICP, attached hereto and incorporated herein by reference represents Board's vision of the Township in a manner generally consistent with the Board's goals and objectives, and those set forth in the MLUL and Master Plan, and is in compliance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.*, as amended, and the *Mount Laurel* Doctrine, and the implementation of same is in the public interest and promotes the general welfare; and

WHEREAS, by this Resolution, the Board does hereby approve and adopt the "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)," pursuant to Section 28 of the MLUL, and the Board does further hereby approve amending the Master Plan to incorporate same.

NOW, THEREFORE, BE IT RESOLVED, by the Lafayette Township Land Use Board, County of Sussex, State of New Jersey, that the "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)," prepared by David J. Banisch, PP/AICP, is approved and adopted for Lafayette Township, County of Sussex, State of New Jersey, and the Board approves the amending of the Master Plan to adopt and incorporate the "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)," and the Board Secretary is authorized and directed to send a copy of the approved and adopted "Lafayette Township Amended Housing Plan Element and Fair Share for Round Four (2025-2035)" prepared by David J. Banisch, PP/AICP, to the County Land Use Board of the County of Sussex, the Highlands Council and the Office of Planning Advocacy of the State of New Jersey, and any and all other required parties and entities.

The undersigned secretary certifies the within Resolution was adopted by this Board on June 19, 2025 and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on June 19, 2025.


Stephanie Pizzulo, Board Secretary

FOR: Richard Hughes, George Hutnick, Kevin O'Leary, Donald Leuthe, Susanne Van Sickle, Warren Potter, Thomas Madewell, Louis D' Angeli, Robert Taylor.

AGAINST: None.

ABSTAIN: None.