

RESOLUTION ADOPTING HOUSING 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. ("Amended FHA"); and

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

WHEREAS, the Land Use Board of the Township of Vernon, County of Sussex, State of New Jersey (the "Board"), reexamined its Master Plan pursuant to N.J.S.A. 40:55D-89 et seq. in 2022; and

WHEREAS, as a result of that reexamination, and the passage of the Amended FHA, the Board has determined to adopt a Fourth Round Housing Element & Fair Share Plan for the Township of Vernon; and

WHEREAS, the Township received a grace period to adopt and endorse the Housing Element & Fair Share Plan pursuant to N.J.S.A. 52:27D-313, due to the delayed decision on the Township's final prospective need after the timely negotiation period with challengers; and

WHEREAS, the Superior Court of New Jersey decision issued on June 4, 2025, allowed a grace period of 30 days until July 30, 2025 to adopt and endorse a Housing Element & Fair Share Plan; and

WHEREAS, the Township Planner has prepared a Housing Element & Fair Share Plan which have been reviewed by the Board; and

WHEREAS, the Land Use Board of the Township of Vernon held a public hearing on the Housing Element & Fair Share Plan on July 9, 2025, for which the required public notice was duly provided pursuant to N.J.S.A. 40:55D-13; and

WHEREAS, the Board has determined that the Housing Element & Fair Share Plan is consistent with the goals and objectives of the municipal Master Plan and the implementation of same is in the public interest and promotes the general welfare; and

WHEREAS, by this Resolution, the Board hereby approves the Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Land Use Board of the Township of Vernon, Sussex County, New Jersey, that the Board hereby adopts the Fourth Round Housing Element & Fair Share Plan for the Township of Vernon, dated July 9, 2025, prepared by J. Caldwell & Associates, LLC, which is attached hereto and incorporated herein. The Board Secretary is hereby directed to send a copy of the Housing Element & Fair Share Plan, and this Resolution, to the Sussex County Planning Board.


Martin Theobald, Land Use Board Chair

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township of Vernon Land Use Board at a meeting held on July 9, 2025.


Kimberly Decker, Land Use Board Secretary