



TOWNSHIP OF MANSFIELD
COUNTY OF WARREN

RESOLUTION 172-2025

**RESOLUTION OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, AND
STATE OF NEW JERSEY, ENDORSING THE FOURTH ROUND HOUSING ELEMENT
& FAIR SHARE PLAN PREPARED BY DANIEL N. BLOCH, P.P., A.I.C.P. OF COLLIERS ENGINEERING &
DESIGN DATED JUNE 5, 2025 AND ADOPTED BY THE TOWNSHIP PLANNING BOARD**

WHEREAS, the Township of Mansfield has historically addressed affordable housing obligations as mandated through *Southern Burlington County NAACP v. Township of Mount Laurel*, 67 N.J. 151 (1975) and 92 N.J. 158 (1983) (hereinafter referred to as "Mount Laurel Doctrine") through participation with the Council on Affordable Housing (hereinafter referred to as "COAH") and for which the Township Planning Board has adopted various amendments to the Township's Housing Element and Fair Share Plan of the Township's Master Plan; and

WHEREAS, the Township Planning Board previously amended the Master Plan's Housing Element and Fair Share Plan on June 21, 2021 pursuant to the Township of Mansfield's settlement of its Declaratory Action for Fair Share Compliance approved by the New Jersey Superior Court on February 28, 2019, for which a Final Judgment of Compliance and Repose was entered by the Superior Court on March 15, 2022; and

WHEREAS, the New Jersey Fair Housing Act (hereinafter referred to as "Act") was amended on March 20, 2024 by P.L. 2024, c. 2, which, inter alia, abolished COAH and established a new Mount Laurel Doctrine compliance process and mechanism for participating municipalities (hereinafter referred to as "Program"); and

WHEREAS, the Township of Mansfield filed a Complaint for Declaratory Compliance and, as a product of participation in the Program, entered into a settlement established the Township's Fourth Round affordable housing obligations with a present need being seven (7) and prospective need being three hundred fifty-five (355) units for the Fourth Round (2025-2035); and

WHEREAS, on April 8, 2025, the Court accepted the settlement agreement establishing the Township's obligation numbers as aforesaid; and

WHEREAS, the Township of Mansfield is located within the area regulated by the New Jersey Highlands Water Protection and Planning Act, which impacts development build-out in various ways; and

WHEREAS, the Fourth Round Housing Element and Fair Share Plan prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design dated June 5, 2025 (hereinafter referred to as "2025 HEFSP"), addresses the amendments necessary to the Master Plan to enable the implementation of the Township's Mount Laurel Doctrine affordable housing compliance plan; and

WHEREAS, the Township of Mansfield Planning Board conducted a public hearing regarding the Housing Element and Fair Share Plan amendment to the Master Plan on June 16, 2025, said hearing having been noticed and conducted in accordance with the provisions of N.J.S.A. 40:55D-89, N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and

WHEREAS, the Board found the Fourth Round Housing Element and Fair Share Plan reasonably and appropriately addressed the required planning for the provision of affordable housing within the Township with due regard and consideration of environmental and other factors impacting such development; and

WHEREAS, the Township of Mansfield Planning Board adopted the Fourth Round Housing Element and Fair Share Plan at its regular meeting on June 16, 2025;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and governing body of the Township of Mansfield, that it hereby endorses 2025 Four Round Housing Element and Fair Share Plan as prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design and adopted by the Township of Mansfield Planning Board. A copy of the Resolution adopting the plan by the Township of Mansfield Planning Board is attached here to as Exhibit A.

Motion: Approve Resolution Moved by: Mc Guinness; Seconded by: Hayes
Vote: Motion carried by roll call vote (Summary: Yes=5)

Yes: Hayes, Mc Guinness, Mora Dillon, Farino, Watters
No:
Abstain:
Absent:

I, Wendy Barras, Township Municipal Clerk of the Township of Mansfield, in the County of Warren, State of New Jersey hereby certify this to be a true copy of the action of the Governing Body, at its Regular Meeting held June 25, 2025. Witness my hand this 26th day of June, 2025.

A handwritten signature in black ink, appearing to read 'Wendy Barras', is written over a horizontal line.

Wendy Barras, Township Municipal Clerk