

RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER APPROVING AND ADOPTING THE TOWNSHIP'S 2025 HOUSING ELEMENT AND FAIR SHARE PLAN AND AMENDING THE TOWNSHIP'S MASTER 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"); 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, pursuant to Resolution #R2025-45 adopted by the Township Committee of the Township of Andover on January 16, 2025 the Township of Andover ("Andover" or "Township") committed to adopting a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, the Township of Andover has since filed an action with the Affordable Housing Dispute Resolution Program ("Program"), which action is entitled In re Declaratory Judgment Action of the Township of Andover, Docket No.: SSX-L-000041-25 ("2025 Action"); and

WHEREAS, on April 24, 2025, Morris/Sussex County Mount Laurel Judge, the Honorable Janine M. Allen, J.S.C., issued an Order in the Township's 2025 Action, determining the Township to have a Round Four Present Need Obligation of eleven (11) and a Round Four gross Prospective Need Obligation of sixty-nine (69); and

WHEREAS, the Township Planner has since prepared the Township's 2025

Housing Element & Fair Share Plan, which has been reviewed by the Land Use Board of the Township of Andover ("Board"); and

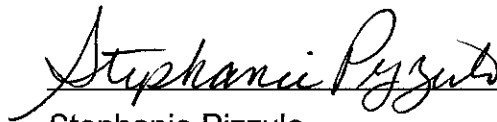
WHEREAS, the Board having held a public hearing on the 2025 Housing Element & Fair Share Plan on June 3, 2025, for which the required public notice was duly and timely published in the Township's official newspaper and at least one other newspaper in general circulation within the municipality and served on all surrounding municipalities, and which such notice was timely posted on the Township's bulletin board and on the Township's website along with a copy of the proposed 2025 Housing Element and Fair Share Plan, and which such Housing Element and Fair Share Plan was made available for public inspection and timely provided to any Federal military facilities registered with the Township, the New Jersey Office of Planning Advocacy, and the Sussex 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, the Board has since reviewed the Township's proposed 2025 Housing Element and Fair Share Plan and has determined that the Housing Element & Fair Share Plan is consistent with the goals and objectives of the recently adopted Township Master Plan dated April 2025 (the "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 Township's 2025 Housing Element and Fair Share Plan, and accordingly approves amending the Master Plan to incorporate the Township's 2025 Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Land Use Board of the Township of Andover, Sussex County, New Jersey, that the Board does hereby approve and adopt the Township's 2025 Housing Element & Fair Share Plan prepared by J Caldwell and Associates, LLC, which is attached hereto and incorporated herein by reference, and approves the amending of the Master Plan to incorporate the Township's 2025 Housing Element & Fair Share Plan therein. The Board Secretary is authorized and directed to send a copy of this Resolution and the adopted Township's 2025 Housing Element & Fair Share Plan to the County Planning Board of the County of Sussex, the Highlands Council and the office of Planning Advocacy of the State of New Jersey, and if required, to the Municipal Clerk of each municipality adjoining the Township should same be required in accordance with applicable law.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Board at its regular meeting of June 3, 2025.


Stephanie Pizzulo
ANDOVER TOWNSHIP
LAND USE BOARD SECRETARY

Motion Introduced By: Krista Gilchrist.

Motion Seconded By: Richard Skewes.

In Favor: Eric Karr, Richard Then, Krista Gilchrist, Richard Skewes, Eric Olsen,
John Carafello, James Casler, Paul Messerschmidt.

Opposed: None.

Abstained: Joseph Ordile.

