

BOROUGH OF SAYREVILLE PLANNING BOARD

RESOLUTION

ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADDRESSING THE FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS FOR THE BOROUGH OF SAYREVILLE

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 and Fair Share Plan on or before June 30, 2025; and

WHEREAS, in addition, the Administrative Office of the Courts issued Administrative Directive #14-24, dated December 13, 2024, which established additional procedures for municipalities compliance with the Amended FHA; and

WHEREAS, on April 4, 2025, a Decision and Order Fixing Municipal Obligations for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle was issued by the Honorable Thomas Daniel McCloskey, J.S.C., on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”) (the “Decision and Order”), which established the Borough of Sayreville’s affordable housing obligation as having a Present Need of 194 affordable housing units and a Prospective Need of 240 affordable housing units; and

WHEREAS, in compliance with the Amended FHA, the Planning Board of the Borough of Sayreville (the “Planning Board”) has made a determination to adopt a Fourth Round Housing Element and Fair Share Plan for the Borough of Sayreville in compliance with the Decision and Order; and

WHEREAS, the Borough Planners, Peter Van den Kooy, PP, AICP, and Dan Levin, PP, AICP have prepared a Housing Element and Fair Share Plan, which has been reviewed by the Planning Board; and

WHEREAS, the Planning Board held a duly noticed public hearing on the Housing Element and Fair Share Plan on June 18, 2025, in compliance with the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.*, specifically N.J.S.A. 40:55D-13; and

WHEREAS, upon conclusion of the public hearing, the Planning Board determined that the proposed Housing Element and Fair Share Plan will guide the use of lands in the Borough in a manner which protects public health and safety, and promotes the general welfare, in accordance

with N.J.S.A. 40:55D-28, and is designed to achieve access to affordable housing to meet the Borough Fourth Round constitutional affordable housing obligations, and considers the lands that are most appropriate for construction of low and moderate income housing in accordance with N.J.S.A. 52:27D-310; and

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

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Sayreville, Middlesex County, State of New Jersey, hereby adopts the Fourth Round Housing Element and Fair Share Plan for the Borough of Sayreville, dated June 18, 2025, prepared by Peter Van den Kooy, PP, AICP, and Dan Levin, PP, AICP, which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED that the Planning Board Secretary shall provide a copy of this Amended Resolution to the Mayor, Borough Clerk, Borough Council, and Borough Attorney.

BE IT FURTHER RESOLVED that the Planning Board Secretary shall send an official copy of the Fourth Round Housing Element and Fair Share Plan to the Middlesex County Planning Board and the Office for Planning Advocacy, along with all other individuals and entities required under the Municipal Land Use Law, including a copy of this Resolution.

BE AND THE SAME IS HEREBY APPROVED

I hereby certify that the above is a true copy of the Resolution adopted by the Planning Board of the Borough of Sayreville on June 18, 2025.



Beth Magnani, Board Secretary

Motion to Approve:

First: Mr. Shah

Second: Mr. Kandel

Ayes: Mr. Kandel, Ms. Lahrman, Mr. Shah, Mr. Williams, Councilman Zebrowski and Chairman Tighe

Nays: 0

Abstain: 0

Absent: Mr. Muller & Mr. Volosin