

RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH TINTON FALLS ENDORSING FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Tinton Falls , County of Monmouth, State of New Jersey, (hereinafter, "Borough" or "Tinton Falls ") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on July 18, 2019 from the Court in the matter captioned In the Matter of the Application of the Borough of Tinton Falls , County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2475-15 thereby immunizing the Borough from builder remedy litigation until July 1, 2025 (the "Third Round Litigation") ; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act") establishing the statutory calculation of the state-wide fair share obligation for the Fourth Round of affordable housing for the time period 2025-2035; and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to provide its calculation of every municipality's Fourth Round fair share affordable housing obligations based upon the criteria on the Amended FHA and the DCA issued a report on October 18, 2024 (the "DCA Report") wherein it supplied its calculation of the fair share affordable housing obligation for all municipalities, including the Borough of Tinton Falls ; and

WHEREAS, the DCA Report calculated Tinton Falls Fourth Round affordable housing obligations as follows: Present Need (Rehabilitation) Obligation of 419 units and a Fourth Round Prospective Need (New Construction) Obligation of 219 affordable housing units; an

WHEREAS, the Borough Council adopted Resolution 25-031 rejecting the DCA calculation of the Borough Fourth Round prospective need affordable housing obligation of 219 units, subject to the Borough's right to a Vacant Land Adjustment in accordance with N.J.S.A 52:27D-311 of the Amended Act; and

WHEREAS, the Borough engaged in court ordered mediation with Fair Share Housing Center and entered into an agreement to resolve its Fourth-Round prospective need obligation at 203 units; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24 dated December 13, 2024 and pursuant to that Directive, a municipality seeking a certification of compliance with the Act is required to file a legal action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, the Borough filed a timely declaratory judgment complaint in accordance with AOC Directive #14-24 known as In the Matter of the Application of the Borough of Tinton Falls , County of Monmouth, State of New Jersey, Docket No. MON-L-000296-25 seeking a declaration as to the Borough's Fourth Round affordable housing obligation and the approval of the Borough's Housing Element and Fair Share Plan ("HESP") which sets forth the affordable housing mechanisms the Borough will implement to satisfy its Fourth Round affordable housing obligation; and

WHEREAS, the Amended FHA requires municipalities to adopt a Housing Plan Element and Fair Share Plan ("HESP") by June 30, 2025 setting forth the Borough's affordable housing obligation of 203 affordable housing units and the mechanisms the Borough will implement to meet its constitutional obligation to provide for its fair share of affordable housing in order to maintain immunity from builder's remedy obligation; a

WHEREAS, the Borough Planner, Jennifer C. Beahm, PP, AICP prepared a HESP establishing the Borough of Tinton Falls is entitled to rely upon a Vacant Land Adjustment resulting in a Realistic Development Potential of 31 affordable housing units with an Unmet Need of 172 affordable housing units; and

WHEREAS, the Planning Board of the Borough of Tinton Falls , Monmouth County, State of New Jersey, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, held a public hearing on the Housing Element and Fair Share Housing Plan prepared by Jennifer C. Beahm on May 28, 2024 and considered the sworn testimony of Jennifer C. Beahm, PE, AICP at the hearing; and

WHEREAS, the Borough Planning Board adopted a Resolution dated May 28, 2025 approving the Housing Plan Element and Fair Share Plan; and

WHEREAS, the Borough Council of the Borough of Tinton Falls believes it is in the best interest of the Borough to endorse the Housing Element and Fair Share Plan to obtain compliance certification from the Program/Court thereby protecting the Borough from exclusionary zoning litigation until July 1, 2035.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls , County of Monmouth, State of New Jersey, that it hereby endorses the Housing Element & Fair Share Housing Plan dated May 28, 2025 prepared by Borough Planner Jennifer C. Beahm, PP, AICP

Dr. Lawrence A. Dobrin, Council President

BOROUGH OF TINTON FALLS COUNCIL

Council Member	Moved	Second	Ayes	Nays	Absent	Abstain
Mr. Alessi						
Ms. Buckley						
Mr. Nesci						
Mr. Parikh						
Dr. Dobrin						

CERTIFICATION

I, Michelle Hutchinson, Borough Clerk of the Borough of Tinton Falls, hereby certify the foregoing to be a true copy of a resolution adopted by the Tinton Falls Borough Council at their meeting held June 17, 2025.

WITNESS, my hand and the seal of the Borough of Tinton Falls this 17th day of June 2025.

Michelle Hutchinson
Borough Clerk