

**LAFAYETTE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY**

RESOLUTION 2025-17

**RESOLUTION ACCEPTING THE DEPARTMENT OF COMMUNITY
AFFAIRS (DCA) CALCULATION FOR THE FOURTH ROUND
AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED
OBLIGATIONS**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Lafayette Township’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 7 and a Prospective Need or New Construction Obligation of 52; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that “all parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions” (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, Lafayette Township accepts the DCA calculations of Lafayette’s fair share obligations and commits to its fair share of 7 units present need and 52 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Lafayette Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Lafayette Township also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Lafayette Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Township Committee of the Township of Lafayette finds that it is in the best interest of Lafayette Township to declare its acceptance of the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, Lafayette Township seeks a certification of compliance with the FHA and, therefore, directs its Township Attorney to file a declaratory relief action within 48 hours of the adoption of this resolution in Sussex County.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of January, 2025 by the Township Committee of the Township of Lafayette as follows:

1. All of the above Whereas clauses are incorporated into the operative clauses of this resolution.
2. Lafayette Township hereby accepts to the DCA Round 4 Present Need Obligation of seven 7 units and the Round 4 Prospective Need Obligation of 52 units described in this resolution, subject to all reservations of rights set forth above.
3. Lafayette Township hereby directs its Township Attorney, Roy E. Kurnos, to file a declaratory judgment complaint in Sussex County within 48 hours after adoption of this resolution, attaching this resolution.
4. Lafayette Township authorizes Roy E. Kurnos, Township Attorney to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, AnnaRose Fedish, Clerk of Lafayette Township, County of Sussex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Township Committee at a meeting held on January 21, 2025.

AnnaRose Fedish, RMC
Municipal Clerk