

RESOLUTION 2026-077

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, STATING ITS INTENT TO BOND OR TAKE SUCH OTHER STEPS AS MAY BE NECESSARY TO FULLY FUND ITS FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. (hereinafter “A4”) into law, amending the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (the “Act”) and establishing a new framework for determining and enforcing municipalities’ affordable housing obligations under the Mount Laurel doctrine for the years 2025 – 2035 (the “Fourth Round”); and

WHEREAS, A4 required the New Jersey Department of Community Affairs (the “DCA”) to produce non-binding estimates of present and prospective need for low- and moderate-income housing in each municipality for the Fourth Round on or before October 20, 2024; and

WHEREAS, on May 15, 2025, the Honorable Janine M. Allen, J.S.C., the designated Mount Laurel Judge for the Morris Vicinage, entered an order setting the Township’s Present Need Obligation as 30 and the Prospective Need Obligation as 141; and

WHEREAS, on June 16, 2025, after providing notice in accordance with the Municipal Land Use Law, specifically N.J.S.A. 40:55D-13, the Township of Chatham Planning Board (the “Planning Board”) held a public hearing to review the Fourth Round Housing Element and Fair Share Plan (“Fourth Round HEFSP”) prepared by Kendra Lelie, PP, AICP (the “Township Planner”); and

WHEREAS, after review and consideration of the Fourth Round HEFSP and the presentation by the Township Planner, the Planning Board determined the Fourth Round HEFSP was consistent with the goals and objectives of the Township’s current Master Plan, and adopted the same; and

WHEREAS, on February 25, 2026, Judge Allen entered an Order approving the Township’s Fourth Round HEFSP and requiring all implementing legislation to be adopted no later than March 16, 2026; and

WHEREAS, the Fourth Round HEFSP addresses the Township’s obligations through various compliance techniques, some of which require funding to implement; and

WHEREAS, the Township recognizes that if it intends to rely on a compliance

mechanism that requires funding, it must have a plan to pay for such compliance mechanism;
and

WHEREAS, the Township currently has sufficient monies in its Affordable Housing Trust Fund to fully fund the compliance mechanisms relied upon in the Fourth Round HEFSP;
and

WHEREAS, in the unlikely event that Affordable Housing Trust Fund monies are insufficient to fully fund the compliance mechanisms in the Township's Fourth Round HEFSP, the Township is committed to providing sufficient funds to address the shortfall through bonding or other lawful means.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey as follows:

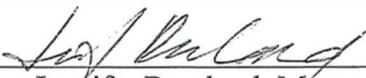
1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. In the unlikely event that Affordable Housing Trust Fund monies prove insufficient to fully fund the compliance mechanisms identified in the Township's Fourth Round HEFSP, the Township shall bond or take other lawful measures to fully fund such obligations.
3. The Township may repay any such debt through future collections of affordable housing development fees, as such funds become available.
4. The Mayor and Township Clerk are authorized and designated to execute any and all necessary documents in order to implement the intent of this Resolution.
5. A copy of this Resolution shall be made available for public inspection at the Township offices during normal business hours.
6. This Resolution shall take effect immediately.

Adopted: March 10, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:


Gregory J. LaConte, Clerk

By 
Jennifer Rowland, Mayor

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on March 10, 2026.

Date Issued: March 11, 2026


Township Clerk