

**BOROUGH OF RIVER EDGE**  
**RESOLUTION #25-200**

**Endorse the 2025 Housing Element and Fair Share Plan**

WHEREAS, the Borough of River Edge, County of Bergen, State of New Jersey, (hereinafter, “River Edge”) has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter “Amended FHA” or “Act”); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, “COAH”), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, “Director” and “AOC”) to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a “binding resolution” determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality’s adoption of a binding resolution; and

WHEREAS, River Edge adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also requires that a Housing Element and Fair Share Plan (hereinafter, “HEFSP”) be prepared and adopted by the River Edge Land Use Board (hereinafter, “Land Use Board”), and endorsed by the River Edge Governing Body (hereinafter, “Governing Body”), by June 30, 2025; and

WHEREAS, the Land Use Board adopted the HEFSP entitled “Housing Element and Fair Share Plan, Borough of River Edge, Bergen County, New Jersey” prepared by Burgis Associates, Inc., dated June 12, 2025 (“2025 HEFSP”), as an amendment to River Edge’s Master Plan on June 25, 2025; and

WHEREAS, the Governing Body desires to endorse 2025 HEFSP adopted by the Land Use Board on June 25, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, County of Bergen, State of New Jersey as follows:

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Land Use Board on June 25, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the 2025 HEFSP adopted by the Land Use Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of River Edge, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

June 26, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen			X			
Kinsella			X			
Malellari	X		X			
Benson		X	X			
Glass			X			
Dhariwal						X
Mayor Papaleo						

I hereby certify that this resolution, consisting of 2 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 26<sup>th</sup> day of June, 2025.

  
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 Anne Dodd, Borough Clerk