

**TOWNSHIP OF WASHINGTON PLANNING BOARD
BERGEN COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING MASTER PLAN AMENDMENT/
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Planning Board of the Township of Washington (the "Planning Board") prepared its last comprehensive Master Plan in October 1976, and adopted its most recent Master Plan Reexamination Report in February 2006;

WHEREAS, the Township of Washington (the "Township") last prepared a housing element and fair share plan in 2001, and in March 2010 adopted an amendment to that plan; and

WHEREAS, the Township's housing element and fair share plan addressed the remaining portion of the Township's prospective need for affordable housing for the period 1987 through 1999; and

WHEREAS, on July 1, 2015, the Township filed a declaratory judgment action in the Superior Court of New Jersey in accordance with the principles espoused by the New Jersey Supreme Court in *In re N.J.A.C. 5:96 and 5:97*, 221 N.J. 1, 30 (2015), which action was resolved pursuant to settlement agreements entered into with participating parties Fair Share Housing Center and Franklin Court, LLC, and such settlements were approved by the Superior Court at a Fairness Hearing conducted on May 11, 2017; and

WHEREAS, the Township has prepared a Housing Element and Fair Share Plan dated July 13, 2017, in accordance with the approved settlement terms, and same was duly entered into evidence, consistent with the requirements of N.J.S.A. 40:55D-28, N.J.S.A. 40:55D62.1 and N.J.S.A. 40:55D-89 of the Municipal Land Use Law; and

WHEREAS, at a public meeting held on July 26, 2017, in accordance with all notice requirements, the Planning Board has reviewed and considered the Master Plan Amendment Housing Plan Element and Fair Share Plan report dated July 13, 2017, entered into evidence; and

WHEREAS, the Planning Board heard and considered the testimony of Stan C. Slachetka, PP, AICP, who was sworn and qualified to provide the Planning Board with expert testimony that indicated as follows and which the Planning Board finds as fact:

Mr. Slachetka testified as to the character of the lands available within the Township for affordable housing opportunities, as well as various

mechanism utilized by municipalities to address their affordable housing obligations;

Mr. Slachetka testified as to the various components of affordable housing mechanisms that the Township is undertaking to address the Township's affordable housing obligations as set forth in the settlement agreements and as approved by Mary Beth Lonergan, PP, AICP, the Special Master appointed by the Superior Court of New Jersey in the Township's declaratory judgment action, as well as approved by the Superior Court at the Fairness Hearing conducted by said court; and

WHEREAS, the Planning Board finds and concludes that the Master Plan Amendment Housing Plan Element and Fair Share Plan dated July 13, 2017 is in conformity with the settlement agreements and is in conformity with the Township's affordable housing obligations as approved by the Superior Court at the Fairness Hearing; and

WHEREAS, consistent with *N.J.S.A. 40:55D-28* and *N.J.S.A. 40:55D-89*, the Planning Board of the Township of Washington prepared a Master Plan to guide the use of lands within the Township of Washington in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, pursuant to *N.J.S.A. 40:55D-13*, the Planning Board provided appropriate notice of a hearing on adoption, revision or amendments herein; and

WHEREAS, following the presentation of Master Plan Amendment Housing Plan Element and Fair Share Plan report dated July 13, 2017, and an Errata Sheet to the Housing Element and Fair Share Plan prepared by Stan C. Slachetka, PP, AICP, itemizing minor text changes and map correction recommended by Mary Beth Lonergan, PP, AICP, the Special Master, and testimony in support thereof, the Board opened the hearing to the public and all interested persons for public participation and comment;

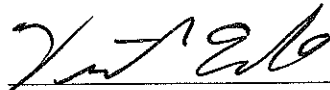
NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Washington, that the Planning Board hereby adopts the Master Plan Amendment Housing Plan Element and Fair Share Plan dated July 13, 2017 and the Errata Sheet to the Housing Element and Fair Share Plan in substantially the same form as attached hereto as Exhibit A and directs that the Housing Element and Fair Share Plan be amended to include those items set forth therein by Stan C. Slachetka, PP, AICP of T&M Associates.

I hereby certify that the foregoing is an exact and true copy of the Resolution adopting the Master Plan Amendment Housing Plan Element and Fair Share Plan dated July 13, 2017 prepared by Stan C. Slachetka, PP, AICP by the Planning Board of the Township of Washington at a public meeting held on July 26, 2017.

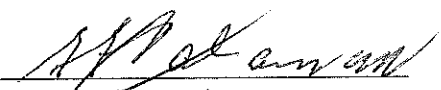
ADOPTED: July 26, 2017

ATTEST:

APPROVED:
PLANNING BOARD OF THE
TOWNSHIP OF WASHINGTON



Vince Corrado,
Board Secretary

BY 

Gus Calamari,
Chairman

DATED: July 26, 2017

MOTION	SECOND	BOARD	AYES	NAYES	ABSTAIN	ABSENT
		Calamari	✓			
		Golick	✓			
	✓	Dumaresq	✓			
		Murphy	✓			
		Pinnick	✓			
✓		Sabino	✓			
		Sobkowicz	✓			
		Ullman	✓			