

**JOINT PLANNING BOARD OF THE
BOROUGH OF DEMAREST**

RESOLUTION JPB-009-25

Adopting 2025 Housing Element and Fair Share Plan

WHEREAS, the Planning Board of the Borough of Demarest (the “Planning Board”) is a municipal agency created and organized under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”), and, among other duties and obligations, is responsible for adopting the Housing Element and Fair Share Plan (“HEFSP”) of the Master Plan for the Borough of Demarest (the “Borough”); and

WHEREAS, on March 20, 2024, Governor Philip D. Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended Fair Housing Act”); and

WHEREAS, the Borough adopted a resolution on January 27, 2025 committing to a present need obligation of 0 and Round 4 prospective need obligation of 94 and thereafter filing a declaratory judgment action within 48 hours of the adoption of the Resolution; and

WHEREAS, in accordance with the Amended Fair Housing Act and the Administrative Office of the Court’s Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 29, 2025; and

WHEREAS, the Borough received an objection to its Present and Prospective Need numbers from the New Jersey Builders Association on or about February 25, 2025; and

WHEREAS, the Borough ultimately secured a determination by Order dated May 5, 2025 that its Present Need obligation is 0 and its Round 4 Prospective Need is 100; and

WHEREAS, pursuant the Amended Fair Housing Act, a HEFSP addressing the period beginning July 1, 2025 and ending June 30, 2035, must be adopted by the Planning Board and filed with the Program by June 30, 2025; and

WHEREAS, the Borough has prepared a HEFSP in accordance with the MLUL, the Amended Fair Housing Act and the applicable affordable housing regulations (N.J.A.C. 5:91-1 et seq., N.J.A.C. 5:93-1 et seq., and N.J.A.C. 5:97 et seq.); and

WHEREAS, on June 5, 2025, upon notice duly provided pursuant to N.J.S.A. 10:4-6 et seq. and N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the proposed 2025 Housing Element & Fair Share Plan prepared by Darlene A. Green, P.P., AICP of Colliers Engineering & Design, dated May 14, 2025;

WHEREAS, at the public hearing on June 5, 2025, Ms. Green amended certain language on page 28 of the 2025 Housing Element and Fair Share Plan with respect to 30 Hardenburgh Avenue and on page 49 of the 2025 Housing Element and Fair Share Plan deleting “in the upper floors of the buildings;” and

WHEREAS, upon the conclusion of the public hearing held on the proposed 2025 Housing Element and Fair Share Plan on June 5, 2025, the Planning Board determined that the proposed 2025 Housing Element and Fair Share Plan, as amended at the public hearing on June 5, 2025: (1) is consistent with the goals and objectives of the Borough Master Plan; (2) will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28; and (3) is designed to achieve, and its adoption and implementation will achieve, access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-301.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Demarest that the Planning Board hereby adopts the 2025 Housing Plan Element and Fair Share Plan as referenced herein and as amended at the public hearing on June 5, 2025 and recommends that it be adopted by the Governing Body of the Borough of Demarest.

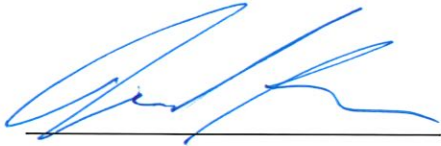
BE IT FURTHER RESOLVED, that a copy of this Resolution and the 2025 HEFSP shall be filed promptly with the Bergen County Planning Board and the Office of Planning Advocacy.

BE IT FURTHER RESOLVED, that a copy of this resolution and the 2025 HEFSP be sent to the municipal clerk of each adjoining municipality who requests a copy of same; and

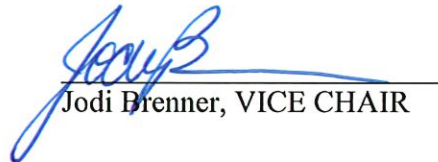
BE IT FURTHER RESOLVED, that the Planning Board secretary shall transmit a certified, electronic copy of the 2025 HEFSP and this resolution to the Borough's affordable housing counsel for further disposition; and

IT IS HEREBY CERTIFIED that this is a true and correct copy of a Resolution adopted by the Joint Planning Board of the Borough of Demarest upon a roll call vote at its regular meeting held on June 5, 2025.

ATTEST:



SO APPROVED:



Jodi Brenner, VICE CHAIR

BOROUGH OF DEMAREST JOINT PLANNING BOARD

VOTING

<u>BOARD MEMBER</u>	<u>MOTION</u>	<u>SECOND</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Todd Adelman			✓			
Mr. Theodore Alevrontas		✓	✓			
Mayor Brian Bernstein			✓			
Vice Chair Jodi Brenner			✓			
Ms. Kiran Chin			✓			
Ms. Camille DiSclafani						✓
Councilwoman Daryl Fox	✓		✓			
Ms. Fatemah Mamdani						✓
Ms. Mary Hamilton			✓			
Mr. Timothy Woods						✓

Date of Adoption: June 5, 2025