

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF TETERBORO ADOPTING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal Land Use Board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing; and

WHEREAS, the Borough of Teterboro has prepared the Housing Element and Fair Share Plan attached hereto as **Exhibit A** (the “Fourth Round Housing Element and Fair Share Plan”) as an amendment to its municipal master plan in accordance with the New Jersey Municipal Land Use Law and the New Jersey Fair Housing Act (“FHA”) (N.J.S.A. 52:27D-301 et. seq.);and

WHEREAS, the Fourth Round Housing Element and Fair Share Plan amends the Borough’s master plan to address affordable housing planning requirements for the time period known as Round 4, which includes the decade between July 2025 and July 2035; and

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

WHEREAS, the Fair Housing Act (FHA) Amendment (“FHA 2”) eliminated the Council on Affordable Housing (COAH), directed the Department of Community Affairs (DCA) to prepare nonbinding affordable housing obligations, changed certain aspects of the vacant land process, eliminated and revised available bonus credits, and imposed strict deadlines on municipalities; and

WHEREAS, in accordance with FHA 2, municipalities must adopt a Housing Element and Fair Share Plan by June 30, 2025, and the attached Fourth Round Housing Element and Fair Share Plan addresses Teterboro’s Prior Round, Round 3 and Round 4 affordable housing obligations; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on **June 24, 2025**; and

WHEREAS, the Land Use Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough’s current Master Plan, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.


NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Teterboro, County of Bergen, State of New Jersey, that the Land Use Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A as an amendment to the Borough of Teterboro Master Plan.



GREGORY J. STEIN, Chairman of the Land Use Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Land Use Board of Borough of Teterboro at a regular meeting held on the 24th day of June 2025.



SUSAN A. KRAUSE, Land Use Board Secretary

Offered by: Raelene Thorpe

Seconded by: Darshan Patel

Roll Call: 6 Affirmative Votes

	YES	NO	ABSTAIN	ABSENT
Chairman G. Stein	X			
Mayor Watt				X
Maritza Torres	X			
Rena Patel	X			
Darshan Patel	X			
Raelene Thorpe	X			
Thomas Williams	X			
Carl Leppin				X