



BOROUGH OF EAST RUTHERFORD
County of Bergen

RESOLUTION #88 – 2025

**RESOLUTION OF THE BOROUGH OF EAST RUTHERFORD
ENDORING THE HOUSING ELEMENT AND FAIR SHARE PLAN
ADOPTED BY THE EAST RUTHEFORD PLANNING BOARD**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as “FHA II”; and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan (“HEFSP”) and secure immunity while developing and seeking approval of a Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the “Program”) within 48 hours of adoption of the Plan; and

WHEREAS, the Borough asked its affordable housing planning consultant, Spach Trahan P.P., A.I.C.P, of Phillips Preiss Grygiel Leheny Keller LLC to prepare a HEFSP to address the Borough’s affordable housing obligations under FHA II; and

WHEREAS, Spach Trahan P.P., A.I.C.P, prepared a HEFSP and the East Rutheford Planning Board adopted the HEFSP which is attached hereto as Exhibit A; and

WHEREAS, in accordance with the procedure established by FHA II, the Borough’s Affordable Housing Counsel filed the duly adopted HEFSP with the Program within 48 hours from adoption; and

WHEREAS, the Borough now wishes to endorse the HEFSP adopted by the East Rutheford Planning Board and seek approval of the HEFSP by the Program and Court.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of East Rutherford, County of Bergen, State of New Jersey, as follows:

1. The Borough Council hereby endorses the HEFSP previously adopted by the East Rutherford Planning Board and attached hereto.
2. The Borough Council hereby directs the Borough’s Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the

professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.

3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

	Yes/Aye	No/Nay	Abstain	Absent	I hereby certify that this is a true and exact copy of the Resolution adopted by the Mayor and Council of the Borough of East Rutherford at the meeting held on the 17th day of June , 2025  Danielle Lorenc, RMC
Lorusso	☒	☐	☐	☐	
Alvarez	☒	☐	☐	☐	
Cronk	☒	☐	☐	☐	
Bulger	☒	☐	☐	☐	
DeRosa	☒	☐	☐	☐	
Segalini	☒	☐	☐	☐	
Mayor Lahullier - tie only	☐	☐	☐	☐	