

**TOWNSHIP OF HOPEWELL  
COUNTY OF MERCER**

**RESOLUTION #25-259**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
HOPEWELL, MERCER COUNTY, NEW JERSEY, ENDORSING A ROUND FOUR  
HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, on March 20, 2024, the Governor signed into law P.L. 2024, c.2, which amended the Fair Housing Act and created new procedures for implementing the Mount Laurel Doctrine throughout New Jersey for the Fourth Round (2025-2035) of affordable housing compliance (the Amended FHA); and

**WHEREAS**, on October 18, 2024, pursuant to the Amended FHA, the New Jersey Department of Community Affairs issued a report titled “Affordable Housing Obligations for 2025-2035 (Fourth Round),” which recommended that Hopewell Township’s present need obligation was eight units of affordable housing and its prospective need obligation was 543 units of affordable housing; and

**WHEREAS**, on December 13, 2024, the Acting Administrative Director of the Courts issued Directive No. 14-24, which created the Affordable Housing Alternate Dispute Resolution Program (the Program), and which established a new process for municipalities to come into constitutional compliance with their affordable housing obligations; and

**WHEREAS**, on January 29, 2025, Hopewell Township filed a declaratory judgment action titled In the Matter of the Application of the Township of Hopewell, Mercer County, a Municipal Corporation of the State of New Jersey, Docket No. MER-L-232-25, thereby submitting itself to the jurisdiction of the Program and the New Jersey Superior Court; and

**WHEREAS**, on March 31, 2025, after a settlement conference and a session had been held before the Hon. Mary C. Jacobson, J.S.C. (Ret.), the Program Member assigned to the Township’s matter, Judge Jacobson recommended that the Township’s present need be fixed at eight units and its prospective need be fixed at 399 units, pursuant to a settlement agreement between Fair Share Housing Center and the Township; and

**WHEREAS**, on April 8, 2025, the Hon. Robert Lougy, A.J.S.C., accepted Judge Jacobson’s recommendation and fixed the Township’s present need at eight units and its prospective need at 399 units for the Fourth Round housing cycle; and

**WHEREAS**, Judge Lougy further ordered that the Township was “authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the ‘present need’ allocations aforesaid (and which plan shall include the elements set forth in the ‘Addendum’ attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay”; and

**WHEREAS**, the Township's Planning Consultant, Francis J. Banisch, PP, AICP, prepared a Fourth Round HEFSP to address the Township's Fourth Round affordable housing obligation; and

**WHEREAS**, on June 24 and June 26, 2025, the Hopewell Township Planning Board held hearings to consider the adoption of the proposed HEFSP; and

**WHEREAS**, after reviewing the proposed HEFSP, hearing testimony from Mr. Banisch, and considering the comments and testimony of members of the public, the Planning Board adopted the proposed HEFSP and memorialized that adoption in Planning Board Resolution 25-010; and

**WHEREAS**, the Township Committee finds that the HEFSP prepared by Mr. Banisch, including draft Ordinances, meets the requirements set forth in the Amended FHA and Administrative Directive 14-24, and demonstrates how the Township will provide for its fair share of the regional need for affordable housing for the next ten years.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Hopewell, Mercer County, New Jersey, on this 27th day of June 2025, that:

1. The Township Committee hereby endorses the Fourth Round HEFSP as adopted by the Planning Board as an amendment to the Township's Master Plan and agrees to implement the Fourth Round HEFSP by adopting applicable ordinances.
2. The Mayor and Township Clerk, together with all other officers, professionals and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

#### **CERTIFICATION**

I, Katherine Fenton-Newman, RMC, Hopewell Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Hopewell Township Committee at a special meeting held on the 27<sup>th</sup> day of June, 2025.



Katherine Fenton  
Katherine Fenton-Newman, RMC  
Hopewell Township Clerk