

**NORTH HANOVER TOWNSHIP  
JOINT LAND USE BOARD  
RESOLUTION 2020 - 12**

**RESOLUTION ADOPTING AMENDMENTS TO THE  
HOUSING ELEMENT & FAIR SHARE PLAN  
OF THE NORTH HANOVER TOWNSHIP MASTER PLAN  
IN ACCORDANCE WITH N.J.S.A. 40:55D-28 AND INCLUDING THEREIN  
BOTH A SPENDING PLAN AND AFFIRMATIVE MARKETING PLAN**

**WHEREAS**, the Joint Land Use Board for the Township of North Hanover has previously adopted a Master Plan for the Municipality; and

**WHEREAS**, said Master Plan contains a Housing Element in accordance with the provisions of N.J.S.A. 40:55D-28; and

**WHEREAS**, the Township's previous Housing Element & Fair Share Plan is dated December 17, 2008, and was substantively certified by the New Jersey Council on Affordable Housing on May 14, 2009; and

**WHEREAS**, subsequent thereto, the Township of North Hanover filed a Complaint for Declaratory Judgment in June, 2015, seeking a determination that it was in compliance with the requirements of the Fair Housing Act; and

**WHEREAS**, the Township entered into a settlement agreement with the Fair Share Housing Center (FSHC) in 2016; and

**WHEREAS**, said settlement agreement was amended on May 4, 2017, at which time the Honorable Ronald Bookbinder, Assignment Judge of the Superior Court, Burlington County, issued an Order adopting the findings and determination of a Special Court Master, which approved the Mount Laurel Settlement Agreement and the first amendment thereof, and required the Township to further amend and revise its' third round Housing Element & Fair Share Plan to conform with the requirements of said Master's Report; and

**DASTI, MURPHY  
McGUCKIN, ULAKY,  
KOUTSOURIS & CONNORS**

COUNSELLORS AT LAW

620 WEST LACEY ROAD  
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FORKED RIVER, N.J. 08731

**WHEREAS**, as a result, the Township Planning Board has duly considered the proposed amendment to the Housing Element & Fair Share Plan of the Municipality and the inclusion therein of both a new Spending Plan and new Affirmative Marketing Plan as set forth in a report dated August, 2020, of David Gerkins, P.P., AICP; and

**WHEREAS**, a public hearing was held before the North Hanover Township Joint Land Use Board with respect to said plan amendment on August 26, 2020; and

**WHEREAS**, in addition to the plan amendments, said plan will now include an Affordable Housing Trust Fund & Spending Plan, as well as an Affirmative Marketing Plan as an appendice to said Master Plan, along with other various Ordinances and Resolutions to be adopted by the Governing Body of the Township of North Hanover; and

**WHEREAS**, following the conclusion of the public hearing, the North Hanover Township Joint Land Use Board determined that the proposed amendments and appendices to be included in the Township's Amended Housing Element & Fair Share Plan of its' Master Plan is consistent with the Township's prior settlement agreement and Order of Judge Bookbinder, and is further consistent with the Court Master's Report of April 24, 2017; and

**NOW THEREFORE BE IT RESOLVED** on this 26th day of August, 2020, by the North Hanover Township Joint Land Use Board, that the Board hereby adopts the Housing Element & Fair Share Plan Amendment to the North Hanover Township Master Plan, including all appendices attached thereto, including the new Spending Plan and Marketing Plan, as set forth in the August, 2020, report of David Gerkins, P.P., AICP, and which report is attached hereto and incorporated herein; and

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**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the following:

1. North Hanover Township Municipal Clerk;
2. David Gerkins, P.P., AICP;
3. Mark Roselli, Township Attorney;

DATE ADOPTED: August 26, 2020

DATE MEMORIALIZED: August 26, 2020

FOR ADOPTION: Russ Comisky, Jim Durr, Joe Greene, Debbie Kucowski, Patricia Mellor, Jack Smylie, Wayne Voorhees, Greg Grauer, Tom Kimball

AGAINST:

ABSTENTIONS/RECUSALS: Ron DeBaecke

**CERTIFICATION**

The undersigned hereby certifies that she is the Secretary of the North Hanover Township Joint Land Use Board and that the foregoing is a true copy of a resolution adopted by the said Board at a meeting held on August 26, 2020.

  
Alexandra DeGood, Secretary

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