

Mayor and Council

June 5, 2025

Page 2

FHA, that affordable housing obligation was to be quantified by COAH utilizing an accepted methodology, which methodology would provide each New Jersey municipality, including the Township, a definitive affordable housing obligation for a given period, known as the Mount Laurel Obligation. Those time periods, known as “Rounds” were delineated as the First Round (1987-1993) the Second Round (1993-1999) (the First Round and Second Round collectively “Prior Round”) and the Third Round (1999-2025).

In 2024, Legislature adopted revisions to the FHA which included the elimination of COAH (the “2024 FHA”). In October 2024, the New Jersey Department of Community Affairs (“DCA”) issued the statewide and regional affordable housing needs for the Fourth Round (2025-2035), which assigned the Township a Present Need of 214 units and a Fourth Round Prospective Need of 431 units. On January 30, 2025, the Township adopted a resolution determining its Fourth Round Prospective Need obligation to be 384 units. The Township’s determination has been challenged before the Affordable Housing Dispute Resolution Program (the “Program”) and a decision from the Program is pending. However, regardless of the outcome of that decision, the Township has a substantial need for affordable housing to meet its Fourth Round obligation.

Given the Township’s imminent need for realistic affordable housing opportunities to meet its Fourth Round Mount Laurel Obligation, we request that pursuant to N.J.S.A. 52:27D-310(f), the Township rezone the Property for a realistic opportunity for inclusionary development, as the Property remains available, suitable, approvable and developable for such an inclusionary development.

Upon your review of our request, we would appreciate the opportunity to meet with the Township at their earliest convenience to discuss the next steps to include the Property in the Township’s Fourth Round Housing Element and Fair Share Plan and rezoning the Property to accommodate the proposed inclusionary development. Thank you for your time and attention to this matter.

Very truly yours,
/s/ Jason R. Tuvel
Jason R. Tuvel, Esq.

JRT

Encl.

cc: Scott D. Salmon, Esq., Township Attorney (via e-mail)
Jaclyn Hashmat, Township Manager (via e-mail)