

RESOLUTION

**PLAINSBORO TOWNSHIP PLANNING BOARD
Middlesex County, New Jersey**

**RESOLUTION ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN TO
SATISFY THE TOWNSHIP OF PLAINSBORO'S FOURTH ROUND AFFORDABLE
HOUSING OBLIGATION**

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

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court ("AOC")'s Directive No. 14-24, the Township filed a timely fourth round declaratory judgment action ("DJ action") with the Affordable Housing Dispute Resolution Program ("Program") on January 24, 2025; and

WHEREAS, on April 4, 2025, the Mount Laurel judge for the Middlesex County Vicinage, the Honorable Thomas Daniel McCloskey, J.S.C., entered an order fixing the Township's fourth round present need obligation at fifty-three units and fourth round prospective need obligation at two hundred and forty units, and authorized the Township to proceed with preparing and adopting a Housing Element and Fair Share Plan for the fourth round ("Court Order"); and

WHEREAS, per the Amended FHA, AOC Directive 14-24, and the Court Order, the Township's affordable housing planning consultant, Jennifer C. Beahm, PP/AICP, of the firm of Leon Avakian, Inc., prepared a fourth round housing element and fair share plan ("HE&FSP") entitled "Housing Element and Fair Share Plan prepared for the Township of Plainsboro, Middlesex County, New Jersey, June 2025,"

WHEREAS, on June 16, 2025, the Planning Board held a duly noticed public hearing regarding the draft HE&FSP, during which it took testimony from Ms. Beahm and provided the opportunity for comments and questions from members of the public; and

WHEREAS, said hearing was duly noticed in accordance with the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, upon conclusion of the public hearing, the Planning Board found that the proposed HE&FSP is consistent with the goals and objectives of the Plainsboro Township Master Plan; will guide the use of lands in the Township in a manner that will protect public health and safety and promote the general welfare in accordance with N.J.S.A. 40:55D-28; identifies sites and mechanisms that present a realistic opportunity for the development of housing that is affordable to lower-income households, including families, people with special needs, very-low-income households, and seniors; and will enable the Township to meet its entire fourth round obligation;

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 16th day of June, 2025, as follows:

1. The foregoing recitals are incorporated herein and made a part hereof as though fully restated.
2. The plan entitled "Housing Element and Fair Share Plan prepared for the Township of Plainsboro, Middlesex County, New Jersey, June 2025," prepared for the Planning Board by Jennifer C. Beahm, PP/AICP of the firm of Leon S. Avakian Inc., is hereby approved and adopted as an amendment to the Plainsboro Township Master Plan, and shall be dated June 16, 2025.
3. A certified copy of this resolution and the adopted plan shall be transmitted forthwith to the Plainsboro Township Committee, the Plainsboro Township Clerk, the Plainsboro

Township Attorney, and the Plainsboro Township Affordable Housing Planning Consultant.

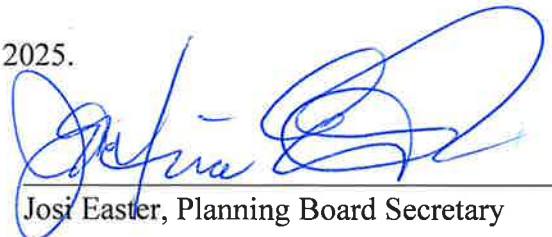
4. Pursuant to the requirements of N.J.S.A. 40:55D-13, notice of the adoption of this resolution and the above-referenced housing element and fair share plan shall be sent to the Office of Planning Advocacy and the Middlesex County Planning Board by personal service or certified mail no later than 30 days from the date hereof, together with a certified copy of the within resolution and housing element and fair share plan.

ROLL CALL ON THE RESOLUTION, June 16, 2025:

Yes: 7 No: 0 Absent: 4 Abstain/Not Voting: 0

Sanjeev Agarwal:	Absent	Peter Cantu:	Yes
Jetal Doshi:	Yes	Joseph Greer:	Yes
Richard Keevey:	Yes	Arthur Lehrhaupt:	Yes
Sanjana Raturi:	Absent	Cary Spiegel:	Absent
Edmund Yates:	Yes	Sharmila Maheshwari (Alt. #1):	Absent
		Reeta Sharma (Alt. #2):	Yes

I hereby certify that the foregoing is a true copy of a resolution adopted by the Plainsboro Township Planning Board on the 16th day of June, 2025.


Josi Easter, Planning Board Secretary