

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF  
RUMSON ADOPTING AN AMENDED FOURTH ROUND HOUSING  
ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, pursuant to the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 et seq., the Borough of Rumson adopted a “binding resolution” on January 21, 2025 accepting a DCA-calculated Fourth Round Present Need of zero (0) and Fourth Round Prospective Need of 117; and

**WHEREAS**, the Borough filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”) and the Court, along with its binding resolution, on January 23, 2025; and

**WHEREAS**, the filing of the DJ Complaint gave the Borough automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the Borough did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, therefore on April 1, 2025, the Court entered an order establishing the Borough’s Fourth Round Present Need of 0 and Prospective Need of 117; and

**WHEREAS**, the FHA required the municipality to adopt a Fourth Round Housing Element and Fair Share Plan (“Fourth Round Plan”) by June 30, 2025; and

**WHEREAS**, the Planning Board adopted the Fourth Round Plan on June 17, 2025, the Borough Council endorsed the Fourth Round Plan on July 8, 2025, and the Borough filed the adopted Fourth Round Plan with the Program and the Court on June 18, 2025; and

**WHEREAS**, the Borough received a challenge to its Fourth Round Plan from Fair Share Housing Center on August 26, 2025; and

**WHEREAS**, the Borough went through mediation with the Program to resolve Fair Share Housing Center’s challenge, which resulted in a Mediation Agreement being entered into on January 6, 2026; and

**WHEREAS**, as per the FHA and the Mediations Agreement with FSHC, the Borough is required to amend its Fourth Round Plan to include the terms and conditions agreed upon in the Mediation Agreement; and

**WHEREAS**, the Borough has prepared an Amended Fourth Round Housing Element and Fair Share Plan (“Amended Fourth Round Plan”), which is attached hereto as Exhibit A; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Amended Fourth Round Plan on February 2, 2026; and

**WHEREAS**, the Planning Board determined that the attached Amended Fourth Round Plan is consistent with the goals and objectives of the Borough’s current Master Plan, and that adoption and implementation of the Amended Fourth Round Plan is in the public interest and protects public health and safety and promotes the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Rumson, County of Monmouth, State of New Jersey, that the Planning Board hereby adopts the Borough's Amended Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

---

Chairman of the Planning Board

**CERTIFICATION**

I certify that the foregoing Resolution was duly adopted by the Planning Board of the Borough of Rumson at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2026.

---

Planning Board Secretary