

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 2025 – 06 - 01

**RESOLUTION OF THE PLANNING BOARD OF THE CITY OF SEA ISLE CITY
ADOPTING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the City of Sea Isle City (hereinafter “City”) has a demonstrated history of voluntary compliance with the Mount Laurel doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 7, 2015, the City filed a Declaratory Judgment Action in Superior Court, Law Division, Cape May County, under Docket No. CPM-L-304-15 (“2015 Action”) seeking, among other things, a judicial declaration that the City’s Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine; and

WHEREAS the City’s 2015 Action ultimately culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, entered on December 1, 2017, which entitles the City to immunity and precludes Mount Laurel lawsuits and builder’s remedy lawsuits from being filed against the City until after July 1, 2025; and

WHEREAS, the City continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law, P.L. 2024, c.2, which among other things, amended various provisions of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (“FHA”), abolished the Council on Affordable Housing (“COAH”) and established the Affordable Housing Dispute Resolution Program (“Program”); and

WHEREAS, the City adopted a “binding resolution” accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 28, 2025, establishing its Fourth Round Present Need of 0 and Prospective Need of 25; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the City filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 29, 2025; and

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

WHEREAS, the City did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the City’s Fourth Round obligations on March 1, 2025; and

WHEREAS, on March 27, 2025, the Court entered an order establishing the City's Fourth Round Present Need of 0 and Prospective Need of 25; and

WHEREAS, now that the City has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended Fair Housing Act, the City's affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 9, 2025; and

WHEREAS, the Planning Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the City's current Master Plan, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED on this 9th day of June, 2025, by the Planning Board of the City of Sea Isle City, County of Cape May, New Jersey, that the Planning Board hereby approves and adopts the Plan entitled "City of Sea Isle City Fourth Round Housing Element and Fair Share Plan", dated June 9, 2025, which is a part of the record in these proceedings and a copy of which is attached hereto.

BE IT FURTHER RESOLVED that a copy of the Plan as adopted will be submitted to the City of Sea Isle City Council.

Memorialized: _____ June 9th, 2025

At the time of Memorialization:

Offered by: _____ Mr. Baldini _____ Seconded by: _____ Mr. Hooper _____

MEMBER NAME	POSITION	PRESENT @ HEARING	VOTE AT HEARING	VOTE ON RESOLUTION
BALDINI, Michael	Board Member	x	x	x
BONIFAZI, Philip	Board Member			
EDWARDI, Frank	Councilman			
HOOPER, Rick	Board Member	x	x	x
MILLER, Donna	Board Member	x	x	x
O'NEILL, Mike	Board Member	x	x	x
STEELMAN, Frances	Board Member	x	x	x
RAGGUCCI, Carmen	Alt # 1	x	x	x
PELLEGRINI, Jason	Alt # 2	x	x	x
CRECO, Rodney	Vice Chair			
FERRILI, Antimo	Chairperson	x	x	x

CERTIFICATION

Dated: _____

6/9/2025

City of Sea Isle City Planning Board

/s/ Antimo Ferrilli

Antimo Ferrilli, Chairperson

The foregoing is a true copy of the Resolution adopted by the City of Sea Isle City Planning Board at its meeting on the *9th* day of *June*, 2025 as held at said meeting.

Genell M. Ferrilli

Genell M. Ferrilli, Secretary
City of Sea Isle City Planning Board