

**RESOLUTION OF THE BOROUGH OF WHARTON, COUNTY OF MORRIS AND
STATE OF NEW JERSEY IN SUPPORT OF SENATE BILL 3739 DELAYING THE
FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS FROM
JULY 1, 2025 TO JULY 1, 2028**

WHEREAS, a majority of municipal communities have obtained Substantive Certification demonstrating compliance with their respective Third Round Affordable Housing obligation which is set to expire June 30, 2025; and

WHEREAS, these communities have all not only demonstrated such compliance and commitment to Affordable Housing, but as part of that commitment, have dedicated significant resources and taxpayer services in support of their Affordable Housing obligation; and

WHEREAS, during the period of said compliance, the COVID-19 pandemic resulted in a shutdown of the New Jersey economy creating economic hardships for taxpayers and municipalities throughout the State of New Jersey; and

WHEREAS, the residual impact of COVID-19 and the economic climate has also resulted in a significant increase in interest rates as well as the ability to effectuate and complete the agreed upon development of said Affordable Housing projects; and

WHEREAS, communities are presently working to support those developments that have failed to construct the agreed upon Affordable Housing and are addressing the transition and development of such projects; and

WHEREAS, the Affordable Housing developments that were identified and included as part of the Substantive Certification by the Courts, did not necessarily take into account the offsite obligations of traffic, drainage, environmental considerations, open

space, municipal utility services and other municipal services such police, fire and emergency medical services within each community and such responsibility of local taxpayers; and

WHEREAS, as a result of COVID-19, economic conditions and the significant responsibility to be the steward of appropriate compliant development of Third Round Affordable Housing plans, it is important to note that a majority of said plans were approved within the last seven years, and will place an inordinate responsibility on local government and taxpayers to immediately reconvene with a new round of obligations to begin on July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Wharton that we hereby support Senate Resolution 3739 and all of the reasons stated therein to delay or postpone the Fourth Round Affordable Housing obligation from July 1, 2025 to July 1, 2028.

BE IT FURTHER RESOLVED, that the governing body hereby authorizes the Administration to speak on behalf of the municipality in support of this legislation.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be provided all Municipal Clerk's within Morris County as well as to the municipality's New Jersey Legislative representatives.

This Resolution shall take effect immediately.

Adopted: October 30, 2023

BOROUGH OF WHARTON

ATTEST:

Cheryl Muzzillo,
Deputy Borough Clerk

WILLIAM J. CHEGWIDDEN,
MAYOR