

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD ADOPTING AN AMENDED HOUSING ELEMENT
OF THE MASTER PLAN AND FAIR SHARE PLAN**

WHEREAS, the Planning/Zoning Board of the Borough of Woodbury Heights, County of Gloucester, State of New Jersey, adopted a Third Round Housing Element and Fair Share Plan on December 7, 2009; and

WHEREAS, the Planning Board adopted a Revised Third Round Housing Element and Fair Share Plan on July 8, 2010, which was subsequently amended on March 19, 2012; and

WHEREAS, these prior plans contained a number of options for satisfying the Borough's affordable housing obligation, which options were subsequently mooted, in part, by a Litigation Settlement Agreement entered into with Woodbury Heights Development, LLC, as executed on or about May 18, 2012; and

WHEREAS, the New Jersey Superior Court subsequently scheduled a Compliance Hearing with respect to the Borough's affordable housing plan in order for the Borough to obtain a "prior round" judgment of compliance and repose on its rehabilitation and prior round obligations; and

WHEREAS, the Compliance Hearing is currently scheduled for March 20, 2013; and

WHEREAS, in connection with the Compliance Hearing, the Borough's professionals have recommended that the Borough revise its plan so that: 1) the plan was contained in one document, as opposed to multiple documents/amendments; 2) the plan deleted references to the now invalidated growth share obligation; and 3) the plan remove all options that were mooted by the settlement and/or by other factors; and

WHEREAS, the Planning/Zoning Board has determined to amend the Housing Element and Fair Share Plan consistent with those recommendations; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning/Zoning Board has held a public hearing on the amended Housing Element of the Master Plan and Fair Share Plan on January 7, 2013 at the Board's regular meeting; and

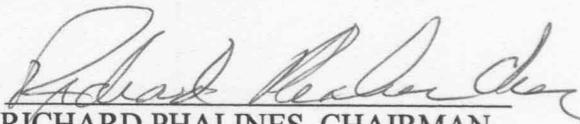
WHEREAS, the Planning/Zoning Board has determined that this amended Housing Element of the Master Plan and Fair Share Plan is consistent with the goals and objectives of the Borough of Woodbury Height's Master Plan and that adoption and implementation of the amended Housing Element of the Master Plan and Fair Share Plan are in the public interest, protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of Borough of Woodbury Heights, County of Gloucester, State of New Jersey that the Planning/Zoning Board hereby adopts the amended Housing Element of the Master Plan and Fair Share Plan as dated January, 2013.

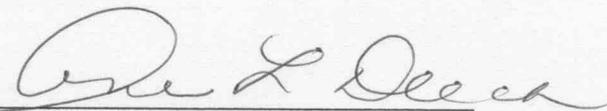
BE IT FURTHER RESOLVED that notice of the adoption of this amended Housing Element of the Master Plan and Fair Share Plan be published in the South Jersey Times, as the official newspaper of the Borough, and that a copy of the notice and a copy of the amended Housing Element of the Master Plan and Fair Share Plan as adopted be sent to the Gloucester County Planning Board.

Dated: January 7, 2013

BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD

BY: 
RICHARD PHALINES, CHAIRMAN

ATTEST:


ANNE DEECK, SECRETARY
PLANNING/ZONING BOARD

CERTIFICATION

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the regular meeting of said Board, held on January 7, 2013.


ANNE DEECK, SECRETARY
PLANNING/ZONING BOARD