

**RESOLUTION OF THE OAKLAND PLANNING BOARD
ADOPTING
THE BOROUGH OF OAKLAND'S
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Planning Board of the Borough of Oakland, County of Bergen, State of New Jersey re-adopted its Master Plan on August 11, 2016 pursuant to the re-examination provisions of *N.J.S.A.* 40:55D-29 and 29; and

WHEREAS, pursuant to *N.J.S.A.* 40:55D-28(b)(3) a Housing Element and Fair Share Plan is an essential part of said Master Plan; and

WHEREAS, the Planning Board of the Borough of Oakland has, on February 11, 2021 and March 11, 2021 held public hearings on the said Housing Element and Fair Share Plan for which notice was duly provided pursuant to *N.J.S.A.* 40:55D-13 (hereinafter referred to as the "Plan"); and

WHEREAS, the Planning Board has determined that the Plan is consistent with the goals and objectives of the Borough of Oakland's Master Plan dated August 11, 2016 and that adoption and implementation of same is in the Borough's interest and protects public health and safety, and promotes the general welfare;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board makes the following findings of fact:

- ◆ That the Borough's fair share housing obligation is set forth in a certain Settlement Agreement reached between the Borough of Oakland and the Fair Share Housing Center dated July 29, 2020 ("Settlement Agreement") and the Special Master's Report dated October 6, 2020 entitled, "IMO Application of the Borough of Oakland", Docket No. BER-L-6359-15 ("Special Master's Report").

- ◆ That the cumulative housing obligation of the Borough as set forth in the Settlement Agreement and Special Master's Report is as follows:

Rehabilitation:	23 Units (6 completed,17 remaining)
New Construction:	682
Vacant Land Adjustment RDP:	148
Unmet Need:	534

- ◆ That the Borough intends to satisfy the remaining portion of its 23-unit rehabilitation obligation through participation in the Bergen County Improvement Program with funding from Oakland's Affordable Housing Trust Fund and the possibility of receiving housing grants.
- ◆ That with respect to new construction, the Borough has a 148-unit third round RDP housing obligation which the Borough proposes to address by utilizing a mixture of municipal-sponsored senior affordable construction, inclusionary housing construction and bonus credits. ¹
- ◆ That with respect to the remaining 534 unmet need units (682 minus 148), the Borough proposes to address this need by adopting an overlay zone on the CBD-I and CBD-II Zones. In addition, the Borough proposes to adopt a mandatory affordable housing set aside ordinance which would only affect large residential developments by requiring an affordable housing set aside whenever an approval for 5 or more units of attached housing is granted anywhere in the Borough.
- ◆ That the proposed Housing Element and Fair Share Plan is, at this time, in the best interest of the Borough.

¹ The Borough proposes to satisfy the 148-unit requirement by providing necessary units on those properties listed on Pages 48 and 50 of the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby adopts the Housing Element and Fair Share Plan of the Master Plan of the Borough of Oakland as prepared by Burgis Associates dated February 11, 2021 and revised February 12, 2021 which reports are incorporated herein; and

BE IT FURTHER RESOLVED that the Planning Board also recommends to the Mayor and Council that said Housing Element and Fair Share Plan be endorsed by the Mayor and Council of the Borough of Oakland.

A motion to approve the Housing Element and Fair Share Plan prepared by Burgis Associates dated February 11, 2021 was made on February 11, 2021 by the following vote with the understanding that the said Plan would be revised at the discretion of Burgis Associates:

Name	Motion	Second	Yes	No	Abstain	Absent	Ineligible
John Morris	X		X				
Lee Haymon						X	
Eric Kulmala			X				
Sandra Coira			X				
Thomas Connolly			X				
Joseph Marscovetra			X				
Michael Rose						X	
Gregory Liss		X	X				
Andrea Levy			X				
Mayor Linda Schwager			X				
Thomas Potash			X				

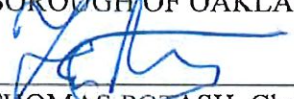
A motion to adopt the Housing Element and Fair Share Plan prepared by Burgis Associates dated February 11, 2021 and revised February 12, 2021 was made on March 11, 2021 by the following vote:

Name	Motion	Second	Yes	No	Abstain	Absent	Ineligible
John Morris	X		X				
Lee Haymon						X	
Eric Kulmala			X				
Sandra Coira			X				
Thomas Connolly		X	X				
Joseph Marscovetra			X				
Michael Rose							X
Gregory Liss			X				
Andrea Levy			X				
Mayor Linda Schwager			X				
Thomas Potash			X				

APPROVED:


 KATHLYN GURNEY, Secretary

PLANNING BOARD OF THE
 BOROUGH OF OAKLAND


 THOMAS POTASH, Chairman

THIS RESOLUTION WAS PREPARED BY JOSEPH A. RUSSO, ESQ.