

## TOWNSHIP OF UPPER DEERFIELD

### RESOLUTION 19-141

**DIRECTING THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD TO REVIEW THREE AFFORDABLE HOUSING ORDINANCES TO BE INCLUDED IN THE TOWNSHIP FAIR SHARE HOUSING PLAN FOR CONSISTENCY WITH THE UPPER DEERFIELD TOWNSHIP MASTER PLAN IN ORDER TO IMPLEMENT THE THIRD ROUND OF AFFORDABLE HOUSING IN ACCORDANCE WITH THE FAIR HOUSING ACT OF 1985**

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is desirous of ensuring the proper implementation of the Fair Housing Act and associated rules through the adoption of land use regulations by the governing body; and

**WHEREAS**, the Township Committee of the Township of Upper Deerfield is requesting that the Planning Board of the Township of Upper Deerfield review three proposed ordinances for consistency with the Upper Deerfield Township Master Plan in order to implement the third round of affordable housing in accordance with the fair housing act of 1985; and

**WHEREAS**, the Township Fair Share Housing Planner, Clark Caton Hintz, has prepared these ordinances for the Upper Deerfield Township Planning Board to review for consistency and recommend for adoption by the Upper Deerfield Township Committee; and

**WHEREAS**, the Township Committee of Upper Deerfield Township has agreed to direct the Planning Board to proceed with the necessary review to determine whether or not the ordinances are consistent with the Upper Deerfield Township Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by Township Committee as follows:

1. The Planning Board is hereby directed to proceed with the review of the proposed ordinance entitled Amending Chapter 108, Entitled, "Affordable Housing Procedural and Eligibility Requirements", to Add a Development Fee Section to determine consistency with the Upper Deerfield Township Master Plan. Findings are requesting within 45 days as per State Statute.
2. The Planning Board is hereby directed to proceed with the review of the proposed ordinance entitled Modifying Chapter 405, Entitled, "Zoning And Development", to Add an R-3A Residential Inclusionary Zoning District in Furtherance of the Fair Housing Act of 1985, to determine consistency with the Upper Deerfield Township Master Plan. Findings are requesting within 45 days as per State Statute.
3. The Planning Board is hereby directed to proceed with the review of the proposed ordinance entitled Amending Chapter 108, Entitled, Modifying the Township of Upper Deerfield Redevelopment Plan (Rt. 77), to Add a Senior Residential Inclusionary Zoning District in Furtherance of the Fair Housing Act of 1985 and to Eliminate the Entertainment Overlay District to determine consistency with the Upper Deerfield Township Master Plan. Findings are requesting within 45 days as per State Statute.

4. The action taken herein only refers the matter to the Planning Board, for study and report to Township Committee.

Moved By: Bruce Peterson

Seconded By: John Daddario

VOTING

	<u>In Favor</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
James P. Crilley	X			
John L. Daddario	X			
John T. O'Neill, Sr.	X			
Bruce T. Peterson	X			
Scott Smith	X			

CERTIFICATION

I hereby certify that the foregoing is a true copy of Resolution adopted by the Township Committee of the Township of Upper Deerfield, in the County of Cumberland, at a meeting thereof held August 1, 2019.

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Roy J. Spoltore, Township Clerk