

**A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF
RUTHERFORD ADOPTING THE AMENDED HOUSING PLAN ELEMENT AND FAIR
SHARE PLAN OF THE MASTER PLAN**

WHEREAS, the Planning Board of the Borough of Rutherford is a duly organized Planning Board “Planning Board”, in accordance with the New Jersey Municipal Land Use Law; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-28 b (3) enables the Planning Board to prepare, and after public hearing, adopt or amend the Master Plan or component parts thereof including a Housing Plan Element; and

WHEREAS, the Planning Board previously adopted a Master Plan Housing Element and Fair Share Plan (“HEFSHP”) on June 12, 2025; and

WHEREAS, it has been recommended by the Borough’s Special Counsel and Borough Planner that certain amendments to the HEFSHP are required; and

WHEREAS, Brian Intindola, PE, PP, CME, CPWM and Lyndsay Knight, PP, AICP the Borough’s Planners have prepared a document entitled: “Fourth Round Housing Element and Fair Share Plan, Borough of Rutherford, Amended: February 4, 2026 (the “Amended HEFSHP”) which is attached hereto; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Rutherford held a public hearing on the Amended HEFSHP on February 19, 2026; and

WHEREAS, the Planning Board has determined that the Amended HEFSHP is consistent with the goals and objectives of the Borough of Rutherford’s Master Plan and that adoption and implementation of the Amended HEFSHP is in the public interest and protects public health and safety and promotes the general welfare.


NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Rutherford, County of Bergen, State of New Jersey, that the Planning Board hereby adopts the Borough of Rutherford Master Plan Housing Element & Fair Share Plan Amended February 4, 2026, attached hereto as **Exhibit A**.



Richard Doren, Chairman of Planning Board

CERTIFICATION

I Rose Inguanti hereby certify that the undersigned, the Recording Secretary of the Planning Board of the Borough of Rutherford, am duly authorized to certify a Resolution adopted by the Planning Board at a properly noticed hearing held on February 19, 2026, and I hereby certify that the above is a true copy of the Resolution adopted by said Board on said date.



Rose Inguanti
Rose Inguanti,
Recording Secretary

Date: February 19, 2026