

May 9, 2025

**Via Certified Mail**

Hon. Tahesha Way, Lt. Governor and Secretary of State  
New Jersey Business Action Center  
Office of Planning Advocacy  
Department of State  
P.O. Box 820  
Trenton, New Jersey 08625-0820

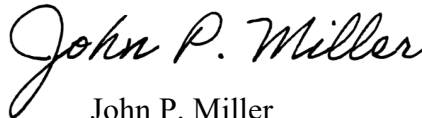
**Re: Town of Morristown  
Fourth Round: Housing Element and Fair Share Plan**

Dear Hon. Tahesha Way:

This office represents the Town of Morristown Planning Board in regard to the above referenced matter. Pursuant to N.J.S.A. 40:55D-13 through -15 of the Municipal Land Use Law, enclosed please find a copy of the public notice of a public hearing to be held by the Town of Morristown Planning Board on May 22, 2025 in regard to the Town's proposed Fourth Round: Housing Element and Fair Share Plan (the "HEFSP"). Please be advised that the enclosed public notice will be published in the Daily Record on May 11, 2025. A copy of the HEFSP is also enclosed. The public notice and HEFSP are being sent to you in accordance with N.J.S.A. 40:55D-13(3).

Thank you for your attention to this matter.

Very truly yours,



John P. Miller

Cc: James Campbell, Town of Morristown Planning Board Administrative Officer (via E-mail, cover letter only)  
Margot Kaye, Town Clerk, Town of Morristown (via E-mail, cover letter only)

**TOWN OF MORRISTOWN**  
**PLANNING BOARD**

**NOTICE OF PLANNING BOARD MEETING CONCERNING THE ROUND FOUR:  
HOUSING ELEMENT AND FAIR SHARE PLAN OF THE TOWN'S MASTER PLAN**

**PLEASE TAKE NOTICE** that on May 22, 2025 at 7:00 p.m., in accordance with the Municipal Land Use Law, more particularly N.J.S.A 40:55D-13, the Planning Board of the Town of Morristown, County of Morris, State of New Jersey, at its regular meeting, will conduct a public hearing and take action on the Round Four: Housing Element and Fair Share Plan (“HEFSP”) of the Town’s Master Plan, dated May 12, 2025, in connection with a proceeding known as, In the Matter of the Declaratory Judgment Action of the Town of Morristown, Morris County, pursuant to P.L. 2024, Chapter 2 (N.J.S.A 52:27D-204.1, et seq.), bearing Docket No. MRS-L-268-25, which is pending before the Affordable Housing Dispute Resolution Program (the “Program Matter”). The Program Matter was filed pursuant to P.L. 2024, c.2, which recently enacted amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. Pursuant to the deadlines enacted by P.L. 2024, c.2, and in compliance with the settlement reached as to the Town’s fair share obligation for the Fourth Round, the Town’s Planning Consultant, Topology, prepared the HEFSP in which it identified specific sites and mechanisms to address the Town’s housing obligations that presents a realistic opportunity for the development of housing affordable to very low-, low- and moderate-income households. The HEFSP addresses the Town’s Present Need Obligation (or rehabilitation obligation) of 140 housing units, its Fourth Round Prospective Need Obligation of 285 units, and its calculation of a Realistic Development Potential of 29 units, all as determined pursuant to the Fair Housing Act, N.J.S.A 52:27D-301, et seq., the substantive, applicable regulations of the Department of Community Affairs (“DCA”), the New Jersey Supreme Court’s March 10, 2015 decision in the matter of In re N.J.A.C 5:96 & N.J.A.C 5:97, 221 N.J. 1 (2015), and other applicable laws. The HEFSP is available for public inspection and/or photocopying (at requestor’s expense) during normal business hours at the Town Clerk’s office located at 200 South Street, Morristown, New Jersey 07960 and is posted on the Town’s website. Any interested person may appear and be heard at the time of the Planning Board Meeting on May 22, 2025, to discuss and offer comments on the HEFSP in accordance with the rules of the Planning Board.

Notice Package for Morristown HEPSP  
↳ Morris County Planning Board  
↳ Hon. Tahesha Way  
↳ Morris Township Clerk

104-007

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Suzanne Walsh, Township Clerk 50 Woodland Drive P.O. Box 7603 Convent Station, NJ 07961-7603	
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