

( ) Approved  
( ) General Conditions  
( ) Additional Conditions  
( ) Denied

**RESOLUTION # P/Z-10-2025**

**RESOLUTION APPROVING 2025 HOUSING ELEMENT AND  
FAIR SHARE PLAN UPDATE**

WHEREAS, the governing body of the City of Woodbury, New Jersey referred the proposed 2025 Housing Element and Fair Share Plan Update to the Woodbury City Planning/Zoning Board, (“the Board”), for review and determination whether such Fair Share Plan Update is consistent with the existing Master Plan for the City of Woodbury; and

WHEREAS, a public hearing was conducted by the Woodbury City Planning/Zoning Board on July 10, 2025; and

WHEREAS, the Woodbury City Planning/Zoning Board, having considered the 2025 Housing Element and Fair Share Plan Update (hereinafter the “Fair Share Plan Update”); and

WHEREAS, it appears to the Board that all requirements necessary to approve the Fair Share Plan Update as being consistent with the Woodbury City Master Plan had been satisfied; and

WHEREAS, the Planning/Zoning Board prepared the following findings of fact and conclusions in support of its decision regarding the Fair Share Plan Update.

NOW, THEREFORE, BE IT RESOLVED that the City of Woodbury Planning/Zoning Board hereby approves the proposed 2025 Fair Share Plan Update as being consistent with the City of Woodbury Master Plan as required by New Jersey law.

The foregoing action was taken by the Board on July 10, 2025, upon the Motion made by Mr. Leech, seconded by Mr. Devlin, with the vote on the motion being as follows:

AYE: Ferraino, McIlvaine, Seigel, Devlin, Thomas, Leech, & Angelini

NAY: 0

ABSTAIN: 0

ABSENT: 0

DID NOT PARTICIPATE: 0

## CERTIFICATION

I hereby certify that this foregoing Resolution is a true memorializing resolution as adopted by the P/Z of the City of Woodbury in accordance with its decision at its regular meeting.

### THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY

Attest:

  
John Leech      Secretary

  
Sam Ferraino      Chairman

Dated: July 10, 2025

Date of Approval: July 10, 2025

Date of Memorialization: July 10, 2025

## **FINDINGS OF FACT AND CONCLUSIONS**

1. The Woodbury City Planning/Zoning Board considered the 2025 Housing Element and Fair Share Plan Update referred by the Woodbury City Mayor and Governing Body on May 28, 2025.

2. Stan Slachetka, a member of Pennoni Associates Inc, the author of the 2025 Housing Element and Fair Share Plan Update, appeared at the public hearing to review and discuss the Fair Share Plan Update with the Woodbury City Planning/Zoning Board.

3. Mr. Slachetka is a licensed Planner in the State of New Jersey, and his planning license was in good force and effect at the time of the June 23, 2025 hearing.

4. Mr. Slachetka prepared the 2025 Fair Share Plan Update along with Stan Slachetka and Geoffrey Gray-Cornelius, his professional colleagues at Pennoni Associates Inc.

5. Mr. Slachetka testified that the proposed Fair Share Plan Update complies with the City of Woodbury's Fair Share Housing Plan, and that it complies with an approved judicial settlement, and a related Declaration of Compliance, between the City of Woodbury and the Fair Share Housing Center.

6. Mr. Slachetka testified that the City of Woodbury's fourth-round obligation is 147 units, consisting entirely of "present need", which is the need for affordable housing resulting from existing low- and moderate-income households living in substandard housing, as defined by certain Census indicators. In addition, the City of Woodbury has a "prospective need" (the affordable units needed for anticipated new low- and moderate-income households) of zero (0), because the City is an Urban Aid municipality.

7. Mr. Slachetka opined that the 2025 Housing Element and Fair Share Plan Update is consistent with the Woodbury City Master Plan and other relevant New Jersey law.

9. Mr. Slachetka recommended that the Woodbury City Planning/Zoning Board approve and adopt the 2025 Housing Element and Fair Share Plan Update and recommend that the Woodbury City Governing Body accept and approve the same.

10. The Woodbury City Planning/Zoning Board received no public comment during the above-referenced public hearing.