



DRAFT

February 10, 2026

Amended Fourth Round Housing Element & Fair Share Plan (“HEFSP”)

The Township of Springfield filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”), entitled “In the Matter of the Application of the Township of Springfield,” Docket No. UNN-L-340-25, on January 29, 2025. The Township received one objection to its binding resolution challenging the Department of Community Affairs’ (“DCA”) calculation of the Township’s fair share obligations from the New Jersey Builder’s Association (“NJBA”) on February 27, 2025. The Court held a settlement conference on March 31, 2025, so the parties could negotiate a Fourth-Round affordable housing obligations Mediation Agreement. The Township and Fair Share Housing Center (“FSHC”) entered said Mediation Agreement, which was thereafter filed with the Program and the Court on April 8, 2025. The Court entered an Order on April 14, 2025, setting the Township’s Fourth Round fair share obligations as a Present Need of 53 units and a Prospective Need of 262 units, which no party appealed, and ordering the Township to file a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025. The Township filed its Fourth Round HEFSP with the Program on June 20, 2025. On August 26, 2025, FSHC filed a letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s Fourth Round HEFSP seeking additional compliance information and documentation before the HEFSP is approved by the Program and/or the Court. The Township and FSHC agreed to amicably resolve the issues set forth in FSHC’s letter through a Consent Order dated December 5, 2025, which further clarifies the Township’s compliance mechanisms through specific amendments to its Fourth Round HEFSP.

In accordance with the signed Consent Order filed with the Court on December 5, 2025, the Township will revise the Third and Fourth crediting tables to allocate bonus credits and provide the basis for the claimed bonus credits. This amendment consisting of the Third and Fourth Round crediting charts below shall amend and supplement the Fourth Round HEFSP for the Township of Springfield adopted by the Planning Board on June 19, 2025, and endorsed by the Township Council on June 25, 2025, by Resolution No. 2025-197. The statutory requirements for a Housing Element and Fair Share Plan (“HEFSP”) have been satisfied within the HEFSP adopted by the Planning Board on June 19, 2025. This document is to serve as an amendment to the HEFSP adopted by the Planning Board on June 19, 2025.

Third Round

The Township of Springfield’s satisfaction of its Third Round (1987-1999) obligation of 410 units was approved via a Final Judgment of Compliance and Repose (“JOR”) Order granted by the Court on June 23, 2017. The Township prepared a Vacant Land Adjustment (“VLA”) for the Third Round, which determined the Township had a Third Round Realistic Development Potential (“RDP”) of 127. The Third Round RDP was approved by the Court via a Conditional JOR Order entered on December 21, 2016, followed by a Final JOR Order entered on June 23, 2017. As revised and agreed upon through the Consent Order filed with the Court on December 5, 2025 and stipulated through this amended HEFSP, the

Township's Third Round RDP has increased to 142 units due to the provision of additional affordable units after the Township was granted a final JOR on June 23, 2017. The RDP of 142 is satisfied through 177 units/credits, therefore generating a Third Round Unmet Need obligation of 233 units. The Township satisfies its Third Round obligation as follows:

Amended Fourth Round Housing Element & Fair Share Plan ("HEFSP") dated January 20, 2026				
Existing and Proposed Projects and Bonus Credits Addressing the Third Round Prospective Need Obligation				
Township of Springfield, Union County, NJ				
Third Round Obligation	410			
Third Round RDP	142			
Mechanism	Completed Affordable Units	Proposed Affordable Units	Bonus Credits	TOTAL AFFORDABLE UNITS AND BONUS CREDITS
Inclusionary Projects	78	64	35	177
Springfield Gardens (a) 360 Route 22 West Block 3901, Lot 6	32 (F)(R)	-	32 (RBC) (b)	64
Mountain Avenue Townhomes (Steven Court) 156 Mountain Avenue Block 1201, Lot 36.01	1 (F)(R)	-	-	1
SPDSAIL (Victory Point) 226 Morris Avenue Block 207, Lot 1	4 (F)(R)	-	3 (RBC) (b)	7
Morris and Center LLC (Gomes Property) 265 Morris Avenue Block 706, Lot 10	-	21 (F)(R)	-	21
Rica (Garden Homes Project/Blacks Lane & Church Mall Redevelopment) Blacks Lane and Church Mall Block 208, Lots 6, 7, 8 & 9 Block 209, Lots 1.01 & 6	-	15 (F)(R)	-	15
Saks Property (The Metropolitan) 92 Millburn Avenue, 552 Morris Avenue, 46 Millburn Avenue & 70 Millburn Avenue Block 101, Lots 1, 34, 45 & 46	41 (F)(R)	-	-	41
EEAP, LLC Main Street Block 204, Lots 1 & 2	-	2 (F)(R)	-	2
Park Place (Planned Development-Affordable Housing District (PD/AH)) Route 22 Block 4001, Lots 2.316 and 2.317	-	26 (F)(R)	-	26
TOTAL AFFORDABLE UNITS CONTRIBUTING TOWARD RDP	142		-	-
TOTAL BONUS CREDITS CONTRIBUTING TOWARD RDP (max 25% of 142-unit Third Round RDP = 35)	-		35 (RBC)	-

Fourth Round

In a Court Order filed on April 14, 2025, the Court fixed the Township of Springfield’s Fourth Round (2025-2035) Prospective Need obligation as 262 affordable units and authorized the Township to prepare a Fourth Round HEFSP. As per the Township’s HEFSP adopted by the Planning Board on June 19, 2025, endorsed by the Township Council on June 24, 2025, and filed with the Program and Court on June 25, 2025, the Township has conducted a VLA for the Fourth Round, which concludes that the Township has a Fourth Round RDP of 13. As revised and agreed upon in the Consent Order filed on December 5, 2025, the Township adjusts its Fourth Round RDP to 24 units due to the addition of 11 affordable family units from an inclusionary development to be constructed at the +/- 2.188-acre site located at 673 & 675-679 Morris Avenue (Block 503, Lots 1 & 2) in Affordable Housing Overlay Zone-1, which will be amended to permit a maximum density of 25 du/ac with a required minimum 20% affordable set-aside. The addition of the 11 affordable family units from the 673 & 675-679 Morris Avenue Site, combined with the 5 family rental units from the inclusionary 175 Morris Avenue Redevelopment (Bank of America) Site, will be used to meet the minimum 50% family unit requirement per N.J.S.A. 52:27D-311(I). The amended Fourth Round RDP of 24 units has been satisfied by 27.5 units/credits, therefore generating an amended Fourth Round Unmet Need obligation of 234.5 units. The Township satisfies its Fourth Round obligation as follows:

Amended Fourth Round Housing Element & Fair Share Plan (“HEFSP”) dated January 20, 2026				
Existing and Proposed Projects and Bonus Credits Addressing the Fourth Round Prospective Need Obligation				
Township of Springfield, Union County, NJ				
Fourth Round Obligation	262			
Fourth Round RDP	24			
Mechanism	Completed Affordable Units	Proposed Affordable Units	Bonus Credits	TOTAL AFFORDABLE UNITS AND BONUS CREDITS
Inclusionary Projects	-	22	5.5	27.5
597 Morris Ave Redevelopment (Scotty’s) <i>Block 505, Lot 1</i>	-	6 (AR)(R)	3 (BC) (α)	9
175 Morris Avenue Redevelopment (Bank of America) <i>Block 810, Lot 10</i>	-	5 (F)(R)	2.5 (BC) (α)	7.5
673 & 675-679 Morris Avenue <i>Block 503, Lots 1 & 2</i> <i>(+/- 2.188-acre site zoned for 25 du/ac with minimum 20% affordable set-aside in amended AHO-1 Zone)</i>	-	11 (F)	-	11
TOTAL AFFORDABLE UNITS CONTRIBUTING TOWARD RDP	22		-	-
TOTAL BONUS CREDITS CONTRIBUTING TOWARD RDP (max 25% of 24-unit Fourth Round RDP = 6)	-		5.5 (BC)	-

TOTAL UNITS AND CREDITS CONTRIBUTING TOWARD RDP	27.5			
Fourth Round Unmet Need	234.5			
Mechanism	Completed Affordable Housing Units	Proposed Affordable Units	Bonus Credits	TOTAL AFFORDABLE UNITS AND BONUS CREDITS
<i>Amended Existing Inclusionary Zoning</i>	-	556 <i>(NET YIELD of 200)</i>	-	200
Amended Affordable Housing Overlay Zone-1 (AHO-1) (b) <i>(+/- 111.17 developable acres zoned for a maximum permitted density of 25 du/ac with a required minimum affordable housing set-aside of 20% for both for-sale and rental units)</i>	-	556 <i>(NET YIELD of 200)</i>	-	200
Additional Mechanisms Addressing Remaining Unmet Need	-	Min. 35	-	Min. 35
PUD Subarea Overlay Zone Block 4001, Lot 2.315 (b) <i>(Zoned for a maximum permitted density of 25 du/ac with a required minimum affordable housing set-aside of 20% for both for-sale and rental units)</i>	-	TBD	-	TBD
Amended Mandatory Set-Aside Ordinance <i>(Required min. affordable set-aside of 20% for both for-sale and rental units for developments of 5 or more units)</i>	-	TBD	-	TBD
Extension of Expiring Affordability Controls	-	TBD	-	TBD
TOTAL AFFORDABLE UNITS CONTRIBUTING TOWARD UNMET NEED	Min. 235		-	-
TOTAL BONUS CREDITS CONTRIBUTING TOWARD UNMET NEED			-	-
TOTAL CREDITS AND UNITS TOWARDS UNMET NEED	Min. 235			
TOTAL FOURTH ROUND AFFORDABLE UNITS	Min. 257		-	-

