

**EXHIBIT B**  
**RESOLUTION OF NEED**



## TOWNSHIP OF MORRIS

50 WOODLAND AVENUE PO BOX 7603  
CONVENT STATION, NJ 07961  
WWW.MORRISTWP.COM

Suzanne V. Walsh  
TOWNSHIP CLERK  
(973) 326-7430

### RESOLUTION 98-25

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### RESOLUTION OF NEED ADOPTED BY THE TOWNSHIP OF MORRIS, COUNTY OF MORRIS, STATE OF NEW JERSEY

*AS*  
79 **WHEREAS**, MORRIS KETCH ROAD, LLC (hereinafter referred to as the "Sponsor") proposes to construct a 100% affordable rental housing project for eligible and qualified individuals consisting of fifty (50) units (the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the Township of Morris (hereinafter referred to as the "Municipality") on a site located at 84 Ketch Road and designated as a portion of Lots 1 and 1.01 in Block 1901 on the Tax Assessment Map of the Township of Morris, in the County of Morris, New Jersey; and

**WHEREAS**, the Property is currently owned by the County of Morris (the "County"); and

**WHEREAS**, the Project is contingent on the County conveying the Property to the Township; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

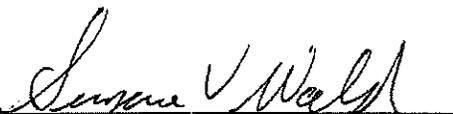
**WHEREAS**, pursuant to the HMFA Requirements, the governing body of the Township of Morris hereby determines that there is a need for this housing project in the Municipality.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Morris (the "Township Committee"), County of Morris and State of New Jersey that:

- (1) The Township Committee finds and determines that the Project proposed by the Sponsor meets or will meet an existing housing need;
- (2) The Township Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon adoption.

Adopted: April 2, 2025

  
Suzanne Walsh, Township Clerk

  
Donna J. Guariglia, Mayor



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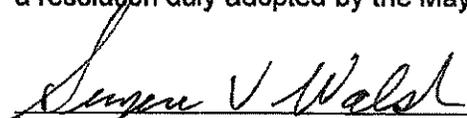
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	GUARIGLIA	GRAYZEL	GYORFY	RAVITZ	JONNADA
YES	✓		✓	✓	✓
ABSTAIN					
NO					
ABSENT		✓			

### CERTIFICATION

I, Suzanne Walsh, Clerk of the Township of Morris, do hereby certify that the above is a true and correct copy of a resolution duly adopted by the Mayor and Township Committee at its Meeting held on April 2, 2025.

  
Suzanne Walsh, Township Clerk