



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 99-25

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RESOLUTION AUTHORIZING AFFORDABLE HOUSING AGREEMENT BETWEEN TOWNSHIP OF MORRIS AND MORRIS KETCH ROAD, LLC

WHEREAS, pursuant to that certain Global Settlement Agreement and Limited Release (“Settlement Agreement”) entered into between Fair Share Housing Center, Inc., the Township of Morris, Columbia Road Owner, LLC, and Red Bull Arena approved by that certain Consent Order and Joint Stipulation of Dismissal with Prejudice (“Consent Order”) by the Honorable Stephen C. Hansbury, J.S.C. and entered on or about April 6, 2023 in the matters of *Fair Share Housing Center, Inc. v. The Township of Morris, County of Morris, State of New Jersey and Columbia Road Owner, LLC and Red Bull Arena, LLC*, Docket MRS-L-217-22 and *In the Matter of the Application of the Township of Morris, County of Morris*, Docket MRS-L-1670-15, the Township agreed to proceed diligently to secure a 50 unit, 100% affordable multifamily development at a portion of lots located on Ketch Road, identified on the Tax Map as Block 1901, Lots 1 and 1.01 (the “Property”), which Property is currently owned by the County of Morris; and

WHEREAS, as a result of the aforementioned Settlement Agreement and Consent Order, the Township and Red Bull Arena, Inc. were permitted to proceed unhindered, and without further obligation for affordable housing units thereon, with the approval and construction of a world class athletic training facility for the Red Bulls professional soccer team and its youth teams and academy, on 81 acres located at Block 9101, Lots 4 & 5, commonly known as 101-103 Columbia Road, in the Township; and

WHEREAS, following discussions with Morris Ketch Road, LLC (the “Developer”) about the suitability of the Property for a 100% affordable tax credit housing project, the Township is seeking to acquire control of the Property from the County of Morris to further implement its affordable housing plan; and

WHEREAS, the Township, upon obtaining control of the Property, will subsequently convey control of the Property to the Developer for a nominal price so long as the Developer develops the Property with affordable housing; and

WHEREAS, the Developer intends to develop approximately 50 units of low and moderate income housing on the Property, including supportive housing units, of which at least twenty five percent (25%) will be set aside for three (3) bedroom units, together with such other improvements as may be necessary such as leasing offices, community meeting space, landscaping, curbing, and paving (the “Project”); and

WHEREAS, in connection with its ongoing efforts to satisfy the obligations of New Jersey’s Fair Housing Act and the judicial requirements of the Mount Laurel Doctrine, which are currently under the jurisdiction of Superior Court of Morris County in furtherance of the decision of the New Jersey Supreme Court known as *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97* by the New Jersey Council on Affordable Housing, the Township has deemed it appropriate to take certain actions in support of the Project; and

WHEREAS, the Township and the Developer seek to implement and approve an Affordable Housing Agreement to memorialize the Township’s and the Developer’s obligations in connection with the Project; and

WHEREAS, the Township finds that it is in the best interests of the public to enter into an Affordable Housing Agreement with Developer.

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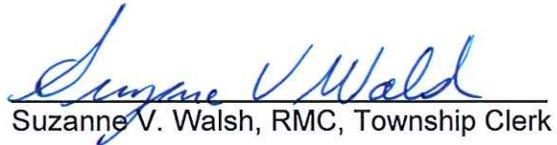
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NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Morris (the "Committee") that:

The Committee hereby authorizes and directs the Mayor of the Township of Morris to execute, on behalf of the Municipality, the Affordable Housing Agreement in substantially the form annexed hereto as Exhibit A.

I, Suzanne V. Walsh, Clerk of the Township of Morris, County of Morris, State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Governing Body at a duly authorized meeting held on April 2, 2025.


Suzanne V. Walsh, RMC, Township Clerk