

RESOLUTION

WHEREAS, the Township of West Orange (the “Township”) administers an affordable housing program for qualified based on income eligibility consistent with the regulations promulgated by the Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et. seq. and N.J.A.C. 5:97, et. seq.; and

WHEREAS, on October 18, 2025, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*, therein setting forth the present need and prospective need for all New Jersey municipalities for the Fourth-Round housing cycle; and

WHEREAS, the present need obligation of the Township has been calculated at 409 affordable units, and its prospective need obligation has been calculated as 660 affordable units; and

WHEREAS, on March 26, 2025, the Honorable Aldo Russo, J.S.C. entered an Order requiring the Township to proceed with the preparation and adoption of its’ proposed Housing Element and Fair Share Plan for the fourth round, incorporating therein the present need and prospective need allocations aforesaid, by or before June 30, 2025; and

WHEREAS, the Township requires the services of a professional and experienced affordable housing consulting firm to serve as the Township’s Affordable Housing Planner to comply with the March 26, 2025 Order; and

WHEREAS, Nishuane Group, LLC (“Nishuane”) submitted a Proposal for Professional Services in response to a Request for Qualifications (the “RFQ”) for an Agreement for Fair Share Housing Planner (the “Contract”); and

WHEREAS, the proposed Contract, annexed hereto as Exhibit “**A**,” sets forth the proposed rates from Nishuane’s Proposal for Professional Services listed in the section captioned Detailed Cost Proposal whereby the total paid by the Township will not exceed \$50,500 for a twelve-month term.

NOW, BE IT HEREBY RESOLVED, by the Township Council of the Township of West Orange that the Township authorizes the award and execution of the Contract with Nishuane, annexed hereto as Exhibit “**A**” for a twelve-month term to expire on April 21, 2026; and be it further

RESOLVED that a copy of this resolution shall be available in the Clerk’s office in accordance with applicable law.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Joe Krakoviak,
Council President

Adopted: April 22, 2025

I hereby certify funds are available from Account No.: _____

John Ditinyak, Chief Financial Officer