

**RESOLUTION NO. R-46-2026**

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK APPOINTING TRIAD ASSOCIATES AS AFFORDABLE HOUSING ADMINISTRATIVE AGENT OF THE TOWNSHIP'S AFFORDABLE HOUSING PROGRAM AND AWARDING A PROFESSIONAL SERVICES CONTRACT**

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**WHEREAS**, the Township of Elk's Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and applicable Uniform Housing Affordability Controls ("UHAC") regulations; and

**WHEREAS**, the Township is required to appoint an Administrative Agent to perform duties set forth in the applicable UHAC regulations, including those related to affirmative marking, household certification, affordability controls, resales and re-rentals, processing requests from unit owners, and enforcement; and

**WHEREAS**, Triad Associates ("Triad") submitted a Professional Services Agreement dated February 20, 2026, inclusive of their fee schedule for the requested services, attached hereto; and

**WHEREAS**, Triad has agreed to provide professional affordable housing Administrative Agent Services for the term February 20, 2026, through December 31, 2026; and

**WHEREAS**, the Township wishes to retain Triad to provide such services as outlined and for the fees set forth in its response to the Township's RFP; and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that the resolution authorizing the award of a contract for professional services without competitive bidding, and the contract itself, be available for public inspection; and

**WHEREAS**, the anticipated term of this contract is one year; and

**WHEREAS**, the Township's Chief Financial Officer has certified that sufficient funds are available for this purpose.

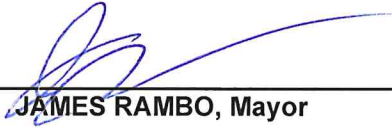
**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Committee of the Township of Elk, County of Gloucester, State of New Jersey, as follows:

1. The Township Committee hereby awards, and authorizes the Mayor to execute, a contract with Triad Associates to provide Affordable Housing Administrative Agent services at such rates as set forth in its response to the Township's RFP, attached hereto.
2. The contract is awarded without competitive bidding as a professional services contract in accordance with the provision of the Local Public Contract Law because said services are performed by a person licensed under law to practice a recognized profession.
3. The Business Disclosure Entity Certification be placed on file with this Resolution.
4. Notice of this action shall be published once in the Township's official newspaper as required by law.
5. This Resolution shall take effect immediately.

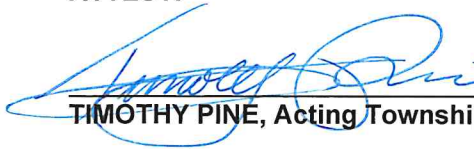
**ADOPTED** at a Regular Meeting of the Elk Township Committee held March 5, 2026.

**TOWNSHIP OF ELK**

BY: \_\_\_\_\_

  
**JAMES RAMBO, Mayor**

**ATTEST:**

  
**TIMOTHY PINE, Acting Township Clerk**

| ROLL CALL VOTE |                                     |     |         |                                     |
|----------------|-------------------------------------|-----|---------|-------------------------------------|
| COMMITTEE      | AYE                                 | NAY | ABSTAIN | ABSENT                              |
| Cammarata      |                                     |     |         | <input checked="" type="checkbox"/> |
| Cowan          | <input checked="" type="checkbox"/> |     |         |                                     |
| Lucas          | <input checked="" type="checkbox"/> |     |         |                                     |
| Sammons        | <input checked="" type="checkbox"/> |     |         |                                     |
| Rambo          | <input checked="" type="checkbox"/> |     |         |                                     |

**CERTIFICATION**

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Elk, County of Gloucester, State of New Jersey, at a meeting held by the same on March 5, 2026, in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.

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**TIMOTHY PINE**  
Acting Clerk