



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
RESOLUTION #25-241**

A RESOLUTION OF THE GOVERNING BODY OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE PROVISION OF A LOAN PURSUANT TO THE BOROUGH OF FLORHAM PARK AFFORDABILITY ASSISTANCE PROGRAM FOR THE PURCHASER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 1 VANDERBILT BOULEVARD, UNIT 304, FLORHAM PARK, NJ 07932

WHEREAS, Applicants Zinovy Vayzman & Lyudmila Vayzman ("Owner") are under contract to purchase **1 VANDERBILT BLVD, UNIT 304, FLORHAM PARK, NJ 07932**, a property governed by the statutes, ordinances, rules and regulations restricting occupancy and use of the property as an affordable housing unit; and

WHEREAS, the Owner has requested a down payment/closing cost assistance loan through Florham Park Borough's Affordability Assistance Program toward the purchase of **1 VANDERBILT BLVD, UNIT 304, FLORHAM PARK, NJ 07932**; and

WHEREAS, the Borough's Affordable Housing Administrative Agent, CGP&H, LLC, has reviewed the Owner's application and qualified the Owner for the requested assistance; and

WHEREAS, the amount of the requested Loan for down payment assistance/closing cost assistance is **\$15,000.00**, and

WHEREAS, the Borough is willing, pursuant to the Affordability Assistance Program, to extend a Loan to the Owner in the amount of **\$15,000.00**; and

WHEREAS, the funding for the Loan will be from the Florham Park Borough Affordable Housing Trust Fund.

NOW THEREFORE, BE IT RESOLVED on this 13th day of November 2025, by the Borough Council of Florham Park, County of Morris, State of New Jersey, that:

1. The Mayor and Clerk are hereby authorized, pursuant to the Borough's Affordability Assistance Program, to enter into an Affordability Assistance Program Repayment Agreement with Owner and provide Owner with a Loan to be used as a down payment toward the purchase of an affordable housing unit located at **1 VANDERBILT BLVD, UNIT 304, FLORHAM PARK, NJ 07932**
2. The Mayor, Administrator, Clerk, Borough Attorney, CFO, and such other staff and officials as may be appropriate are authorized to take such steps as may be reasonably required to implement this resolution, including issuance of the Loan amount.



Council Approval: November 13, 2025

Mark Taylor
Mark Taylor, Mayor

Attest:

Danielle M. Lewis
Danielle M. Lewis, RMC, Municipal Clerk

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Florham Park, and adopted on November 13, 2025

Danielle M. Lewis
Danielle M. Lewis, RMC, Municipal Clerk