

PUBLIC NOTICE: TOWNSHIP OF NEPTUNE

ORDINANCE 26-12

AN ORDINANCE TO REPEAL AND REPLACE LDO-1001 TO LDO-1001.9 OF ARTICLE X (FEES, GUARANTEES, INSPECTIONS AND OFF-TRACT IMPROVEMENTS) AND ARTICLE XII (AFFORDABLE HOUSING) OF THE LAND DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF NEPTUNE AND TO REPEAL AND REPLACE LDO 1201 TO LDO 1219 TO ADDRESS THE REQUIREMENTS OF THE FAIR SHARE HOUSING ACT (FHA), AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS

Explanatory Statement: This ordinance establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan. It also brings out local land development ordinances into compliance with the requirements of the Fair Housing Act.

TAKE NOTICE that the Ordinance was introduced and passed on first reading by the Township Committee of the Township of Neptune at a Special Meeting held on February 24, 2026. The Ordinance will be further considered for final passage after public hearing thereon, at a Special Meeting of the Township Committee to be held at 6:00 p.m. on March 14, 2026 at the Neptune Township Municipal Complex located at 25 Neptune Blvd., Neptune NJ. At which time and place, all persons who are interested therein, will be given an opportunity to be heard and ask questions concerning the same. During the week prior to and up to and including the date of such meeting, copies of the full ordinance or summary and notice will be posted on the public bulletin board in Municipal Building located at 25 Neptune Blvd., Neptune, NJ and available at no cost for the members of the general public in the Clerk's Office during normal business hours.

William Bray, RMC, CMR
Township Clerk