

**RESOLUTION ADOPTING HOUSING ELEMENT AND FAIR SHARE PLAN
OF THE TOWNSHIP OF NEPTUNE PLANNING BOARD**

WHEREAS, on March 20, 2024, a Bill commonly known as A4/S50 or P.L. 2024, c.2 was signed into law, which legislation amended the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (the “Amended FHA”); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2025 (“Fourth Round”); and

WHEREAS, the Amended FHA abolished the Council on Affordable Housing (“COAH”) and delegated its responsibilities to the New Jersey Department of Community Affairs (the “DCA”), the New Jersey Housing and Mortgage Finance Agency and the Affordable Housing Dispute Resolution Program (the “Program”), created by the same law; and

WHEREAS, the Amended FHA requires, among other things, that a participating municipality prepare and adopt a Housing Element and Fair Share Plan (“HEFSP”) on or before June 30, 2025; and

WHEREAS, Borough Planner Jennifer Beahm, PP, AICP of Leon S. Avakian, Inc. has prepared the 2025 HEFSP with appendices to address the Township’s affordable housing obligations; and

WHEREAS, on June 25, 2025, upon proper notice, the Board held a public hearing regarding the 2025 HEFSP, which included testimony of Board Planner Jennifer Beahm, PP, AICP, of Leon S. Avakian, Inc; and

WHEREAS, the Board has carefully considered any and all comments made by Board members and members of the public at said hearing and has directed revisions to the HEFSP, which have been incorporated into the attachment; and

WHEREAS, the Board has determined that the 2025 HEFSP attached hereto has addressed the Borough’s Fair Share obligations and its capacity to accommodate the present and prospective affordable housing needs in accordance with proper land use planning.

NOW, THEREFORE, be it resolved that the Neptune Township Planning Board hereby adopts the 2025 HEFSP and amends the Township Master Plan by replacing the existing HEFSP with the 2025 HEFSP.

BE IT FURTHER RESOLVED that a copy of this Resolution and the 2025 HEFSP shall be promptly filed with the Monmouth County Planning Board and the DCA Office of Planning Advocacy.

BE IT FURTHER RESOLVED that a copy of this resolution and the 2025 HEFSP shall be sent to the municipal clerk of each adjoining municipality who requests a copy of same; and

BE IT FURTHER RESOLVED that it is the recommended that the Mayor and Township Committee endorse the HEFSP as part of the Township's Master Plan and that same should be submitted to the Superior Court of New Jersey for its approval.

Certification

I certify that the above Resolution is a true and accurate resolution adopted by the Neptune Township Planning Board on **June 25, 2025**.

NEPTUNE TOWNSHIP PLANNING BOARD

Heather Kepler, Board Secretary

Date signed: June _____, 2025

Attachment: 2025 HEFSP and appendices
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