

RESOLUTION NO. 2026-17
RESOLUTION OF THE TOWNSHIP OF MANTUA LAND USE BOARD FINDING THE
PROPOSED AFFORDABLE HOUSING ORDINANCES CONSISTENT WITH THE MASTER
PLAN

WHEREAS, pursuant to N.J.S.A. 40:55D-26, the Township Committee of the Township of Mantua has referred to the Township of Mantua Land Use Board (“Board”), acting in its capacity as a Planning Board, for its review and report to the Committee, Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026, which were introduced for a first reading before the Committee on February 9, 2026; and

WHEREAS, at its special meeting on March 3, 2026, the Board reviewed and discussed Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026 with its Affordable Housing Planner, James T. Kyle, PP/AICP (“Planner”); and

NOW, THEREFORE, the Board makes the following findings with respect to Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026

1. The Mayor and Committee have directed the Board to consider the following ordinances:
 - i. Ordinance No. 5-2026 titled “Ordinance of the Township of Mantua, County of Gloucester and State of New Jersey Repealing and Replacing Section 230-71 “Mandatory Affordable Housing Setaside Requirements”
 - ii. Ordinance No. 6-2026 titled “Ordinance of the Township of Mantua, County of Gloucester and State of New Jersey Amending Chapter 230 “Land Development”, Article IV “District Regulations” to Include New Section 230-26.1 Entitled “AH-1 Affordable Housing District”
 - iii. Ordinance No. 7-2026 titled “Ordinance of the Township of Mantua, County of Gloucester and State of New Jersey Amending Section 230-69 “Affordable Housing Requirements”
 - iv. Ordinance No. 8-2026 titled “Ordinance of the Township of Mantua, County of Gloucester and State of New Jersey Amending Chapter 98 “Affordable Housing Requirements”
2. Upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Board conducted a public hearing on June 17, 2025 to consider the draft of the proposed Housing Element and Fair Share Plan (“HEFSP”), supported by the testimony of the Planner.
3. At the June 17, 2025 hearing, the Board determined that the HEFSP was consistent with the goals and objective of the Township’s Master Plan, and that adoption and implementation of the HEFSP as an amendment to an element of the Master Plan was in the public interest, protects public health and safety, and promotes the general welfare.
4. Based upon that determination, the Board adopted the Fourth Round HEFSP prepared by the Planner and recommended that the HEFSP be formally endorsed by the Township of Mantua

Mayor and Committee in furtherance of its constitutional obligations with respect to affordable housing.

5. On August 25, 2025, Fair Share Housing Center (“FSHC”) objected to the Township’s HEFSP, which was resolved by a settlement agreement, authorized by the Township Committee by Resolution R-148-2025.
6. The settlement agreement required that the adopted HEFSP be amended. The Board adopted the amended HEFSP at a special meeting on March 3, 2026.
7. Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026 are intended to implement the HEFSP by re-establishing Township wide regulations and standards to govern the development of very low-, low- and moderate-income affordable housing units in the Township as may be approved by the Township and the Board and is intended to regulate these very low, low- and moderate-income units in a manner that is transparent and consistent with the FHA, UHAC, N.J.A.C. 5:99-1 et seq., and applicable New Jersey Council on Affordable Housing (“COAH”) regulations.
8. Pursuant to N.J.S.A. 40:55D-26, the Board is charged with preparing a report including identifying any provisions in the proposed development regulations which are inconsistent with the Master Plan and with providing recommendations concerning these inconsistencies and any other matter that the Board deems appropriate.
9. The Board finds that Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026 are consistent with the Master Plan and does not have any recommendations for Township Committee.

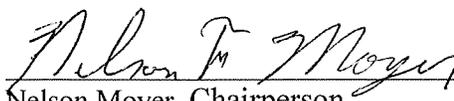
NOW THEREFORE BE IT RESOLVED that the Township of Mantua Land Use Board, acting in its capacity as a Planning Board, hereby finds that Ordinance No. 5-2026, 6-2026, 7-2026 and 8-2026 are consistent with the Master Plan.

ATTEST:

**TOWNSHIP OF MANTUA
LAND USE BOARD**



 Jessica Taylor
 Land Use Board Secretary



 Nelson Moyer, Chairperson