

**RESOLUTION ADOPTING HOUSING ELEMENT AND FAIR SHARE PLAN
OF THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH**

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, in January 2025 the Mayor and Council of the Borough of Bradley Beach adopted Resolution No. 2025-65, accepting the Present Need Obligation of sixty-four (64) affordable housing units and a Prospective Need Obligation of thirty (30) affordable housing units as calculated by the DCA for the Borough; 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 Borough’s affordable housing obligations; and

WHEREAS, on May 29, 2025, upon proper notice, the Board held a public hearing regarding the 2025 HEFSP, which included testimony of Board Planner Christine Bell, 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 Land Use Board of the Borough of Bradley Beach hereby adopts the 2025 HEFSP and amends the Borough 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 recommended that the Mayor and Council endorse the HEFSP as part of the Borough'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 Land Use Board of the Borough of Bradley Beach on **May 29, 2025**.

**LAND USE BOARD
BOROUGH OF BRADLEY BEACH**



Kristie Dickert, Board Secretary

Date signed: June 3rd, 2025

Attachment: 2025 HEFSP and appendices
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