



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-26-49

Date of Adoption: February 25, 2026

TITLE: RESOLUTION ADOPTING FOURTH ROUND SPENDING PLAN

- - - R E S O L U T I O N - - -

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, pursuant to the Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301 et seq., the Township of Freehold adopted a “binding resolution” on January 21, 2025 accepting the DCA-calculated Fourth Round Present Need of 39 and Prospective Need of 568; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 28, 2025; and

WHEREAS, on April 1, 2025, the Court entered an order establishing the Township’s Fourth Round Present Need of 39 and Prospective Need of 568; and

WHEREAS, on August 26, 2025 the Fair Share Housing Center (“FSHC”) challenged the Township’s Fourth Round Housing Plan citing a number of comments the Township should address to achieve Fourth Round compliance pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

WHEREAS, on August 29, 2025 Regal Homes, LLC (“Regal”) filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s Fourth Round Housing Plan; and

WHEREAS, on August 29, 2025 Pohlemous & Gibson, LLC (“Pohlemous”) filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s Fourth Round Housing Plan, which was later withdrawn on December 5, 2025; and

WHEREAS, The Township and FSHC agreed to amicably resolve the issues set forth in the FSHC challenge through a mediation agreement on December 30, 2025 for review

by the Program and referral to the trial Court Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Township for the Fourth Round, which included a resolution to the Regal challenge; and

WHEREAS, an Amended Fourth Round Housing Plan Element and Fair Share Plan was prepared pursuant to the mediation and settlement, and in accordance with Fourth Round regulations and other Municipal Land Use Law (MLUL) regulations as required; and

WHEREAS, the Planning Board will hold a public hearing on the Amended Fourth Round Housing Element and Fair Share Plan on March 5, 2026; and

WHEREAS, the Fourth Round Housing Element and Fair Share Plan includes a Fourth Round Spending Plan component, pursuant to N.J.S.A. 52:27D-329.2; and

WHEREAS, the Amended FHA requires documents such as the amended spending plan to be adopted by March 15, 2026; and

WHEREAS, the DCA adopted new affordable housing regulations set forth in N.J.A.C. 5:99 includes changes to municipal spending plans, which requires an updated and adopted Spending Plan indicating how the municipality intends to allocate development fees and other funds, and detailing how the municipality proposes to expend funds for affordability assistance, especially those funds earmarked for very low-income affordability assistance; and

WHEREAS, the Township has prepared an Amended Fourth Round Spending Plan attached hereto as Appendix A. in furtherance of the requirements under the Amended FHA.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Freehold, County of Monmouth, State of New Jersey, as follows:

1. Hereby adopts the Fourth Round Spending Plan of the Amended Fourth Round Housing Element and Fair Share Plan.

2. The Township Committee hereby directs the Township's Affordable Housing Attorney to file with "the Program" and the Court, a copy of this Resolution and Amended Fourth Round Spending Plan

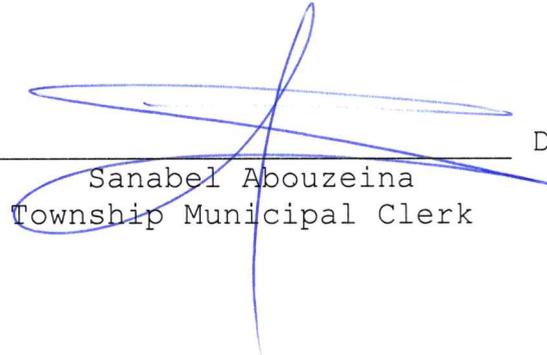
No. R-26-49

VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano			X			
Mr. Cook	X		X			
Mrs. Fasano			X			
Mr. Walker		X	X			
Mayor Preston			X			

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I do hereby certify that the foregoing is a true copy of a resolution adopted at the Freehold Township Committee meeting held on February 25, 2026

Signed: _____


Sanabel Abouzeina
Township Municipal Clerk

Date: February 26, 2026

