

RESOLUTION R-26-116

**TOWNSHIP OF HOWELL
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

RESOLUTION ENDORSING HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Howell, County of Monmouth, State of New Jersey, (hereinafter, "Township" or "Howell") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on from the Court in the matter captioned In the Matter of the Application of the Township of Howell, County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2522-15 thereby immunizing the Township from builder's remedy litigation until July 1, 2025 (the "Third Round Litigation"); and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or the "Act"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the Present Need, also referred to as the rehabilitation obligation, and the Round 4 Prospective Need of all municipalities by October 20, 2024 based upon the criteria on the Amended FHA; and

WHEREAS, the Township filed a timely declaratory judgment complaint in accordance with AOC Directive #14-24 known as In the Matter of the Application of the Township of Howell County of Monmouth, State of New Jersey, Docket No. MON-L-000291-25 seeking a declaration as to the Township's Fourth Round affordable housing obligation and the approval of the Township's Housing Element and Fair Share Plan ("HESP") which sets forth the affordable housing mechanisms the Township will implement to satisfy its Fourth Round affordable housing obligation; and

WHEREAS, the Court entered an order on April 14, 2025 setting the Township's Fourth Round fair share obligations as a Present Need of 63 units and a Prospective Need of 304 units and order the Township to file a Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, the Township having entered into a Mediation Agreement with Fair Share Housing Center which requires the Township to take certain actions, including the approval of an Amended Housing Element and Fair Share Plan to ensure that it is consistent with the approved Mediation Agreement in accordance with the requirements of the Amended Fair Housing Act by March 16, 2026; and

WHEREAS, the Township Planning Board, upon conducting a duly noticed public hearing, approved the Amended Housing Plan Element and Fair Share Plan Amendment dated February 20, 2026 prepared by Laura J. Neumann, PE, PP, CFM, CME and Christopher Dochney, PP, AICP on March 10, 2026; and

WHEREAS, the Township Council of the Township of Howell believes it is in the best interest of the Township to endorse the Amended Housing Plan Element and Fair Share Plan dated February 20, 2026 in order to obtain compliance certification from the Court thereby protecting the Township from exclusionary zoning litigation for ten years until 2035; and

NOW, THEREFOR, BE IT RESOLVED by the Township Council of the Township of Howell, County of Monmouth, State of New Jersey, that it hereby approves the Amended Housing Element and Fair Share Plan dated February 20, 2026 prepared by Laura J. Neumann, PE, PP, CFM, CME and Christopher Dochney, PP, AICP.

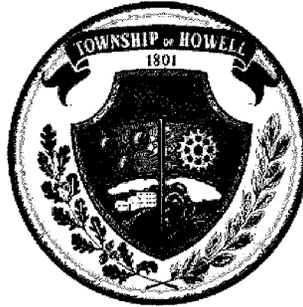
COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>		X	X			
<i>Councilwoman O'Donnell</i>						X
<i>Councilman Wrubel</i>			X			
<i>Deputy Mayor Fischer</i>	X		X			
<i>Mayor Leggio</i>			X			

I, Allison Ciranni, Deputy Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at their Regular Meeting held March 10, 2026. WITNESS my hand this 11th day of March 2026.

Allison Ciranni

Allison Ciranni, RMC
 Deputy Municipal Clerk
 Township of Howell

TOWNSHIP OF HOWELL,
MONMOUTH COUNTY, NEW JERSEY
AMENDED Housing Plan Element & Fair Share Plan Amendment
Fourth Round (2025 – 2035)



February 20, 2026

Prepared by:



**Consulting & Municipal
ENGINEERS**

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The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.

Adopted by the Planning Board on June 19, 2025

Amended Plan adopted by the Planning Board _____, 2026

Howell Township – **Amended** Fourth Round Housing Element

Introduction

This report is an amendment to the Housing Plan Element and Fair Share Plan for the Township of Howell in support of the Township's Fourth Round affordable housing compliance with the Fair Housing Act (FHA) at N.J.S.A. 52:27D-301 et seq. The Planning Board of the Township of Howell adopted a Housing Plan Element and Fair Share Plan as an element of the municipal Master Plan in accordance with the requirements of the FHA on June 19, 2025, and subsequently submitted the Plan to the Affordable Housing Dispute Resolution Program (Program) seeking a declaratory judgment action pursuant to the FHA. The Township's Housing Plan as adopted in June of 2025 addressed all required elements of a Housing Plan in accordance with both the Fair Housing Act, as well as the Municipal Land Use Law (MLUL).

The Housing Plan was challenged through the Program by the Fair Share Housing Center, K. American Hovnanian New Jersey Operations, LLC, and American Properties Development Group, LLC. Through the review process with the Program judge and special adjudicator and negotiations with the respective parties challenging the Plan, the Township has settled the challenges and proposes to amend the Housing Plan and specifically amend certain compliance mechanisms and projects that will satisfy the Township's affordable housing obligations under the Fair Housing Act.

The purpose of this amendment is to identify and document proposed revisions to the Housing Plan Element, including updated crediting mechanisms applicable to the Third Round and Fourth Round and ensure that the Township's affordable housing plan accurately reflects the mediation agreements.

Since adoption of the current Housing Plan Element, several changes have occurred:

- Corrections to the Prior Round and Third Round credit allocations;
- Adjustments to proposed project credit yields;
- Modifications to bonus credit calculations and senior credits;
- Reduction of surplus credits; and
- Incorporation of new inclusionary developments.

Notwithstanding this amendment, the Township's Third and Fourth Round compliance tables would contain inconsistent and outdated credit assumptions that may leave the Township vulnerable to judicial challenges and legal scrutiny.

Howell Township – **Amended** Fourth Round Housing Element*Summary of Amendments to the Housing Plan*

The following compliance mechanisms previously identified in the June 2025 Housing Plan Element and Fair Share Plan shall be amended as follows:

- Strickland Road Project (Crossroads at Howell) – The project remains unchanged, at a total of 85 affordable age-restricted units, with 44 credits being applied to the Prior Round and 41 credits being applied to the Third Round. However, the amount of credits that would carry over from the Prior Round to the Third Round has been reduced from 15 to 13 credits.
- Extensions of Expiring Controls – The June 2025 Housing Plan proposed extending the affordability controls on 91 affordable units set to have their controls expire within the 4th Round, with each of these credits allocated to the Fourth Round. A more modest program to extend expiring controls is now proposed, with 74 units proposed to be extended for credit. 9 credits through extension of expiring controls would be allocated to the Third Round and the remaining 65 credits would be allocated to the Fourth Round.
- FP Howell LLC Project – This project remains unchanged with 92 units of family for-sale affordable housing. However, these 92 credits have been reallocated between the Third and the Fourth Rounds. The previous plan proposed for all credits to be claimed in the Third Round, whereas the Amended Plan proposes 83 credits in the Third Round and the remaining 9 credits in the Fourth Round.
- Forman Project – This project has increased in its scale from 56 affordable units to 58 affordable units. The previous plan proposed that each of these credits be allocated to the Fourth Round, whereas the 58 credits are now proposed to be allocated to the Third Round.
- Group Homes – The allocation of the 92 bedrooms located within supportive or special needs housing has shifted. The previous plan placed 54 group home credits in the Third Round and 38 credits in the Fourth Round. The Amended Housing Plan places 59 group home bedroom credits in the Third Round and 33 credits in the Fourth Round. The overall number of credited group home bedrooms has not changed.
- Off-site group home – A group home sponsored by the Township to be operated by United Way of Bergen County was previously anticipated to include 5 bedrooms, will now include 4 bedrooms, reducing the credits in the Third Round from 5 to 4.
- Quarry & Tyrpak Project – This project will remain a 138 affordable family rental project. The 2025 Housing Plan allocated all of these credits to the Third Round. The Amended Plan splits these credits between the Third and Fourth Rounds, with 66 credits going to the Third Round and the remaining 72 credits going to the Fourth Round.
- Woodmont Assisted Living – This existing assisted living facility in the Township was included as 13 credits towards the Third Round in the previous Plan. The Amended Plan removes this project entirely from the Township’s Housing Plan. No credits are being claimed at this time from the Woodmont Assisted Living facility.
- Roberts – This project is located at the intersection of Route 9 and Estelle Lane and contains Block 71, Lots 20 and 21. A total of 147 units are proposed, including 29 affordable units. The site is available and developable.

Howell Township – **Amended** Fourth Round Housing Element

- Bike Shop Project – This is a newly identified project that was not included in the Township's previous Housing Plan.



This project is located on Route 9 North, just south of West Farms Road and includes Block 130, Lots 30, 31.01, 38, 39 and 40 and is approximately 6.3 acres in area. A total of 208 units will be constructed on this site, of which 42 will be made available to low- and moderate-income households. The site is suitable for housing development being surrounded by residences to the east. The portion of the site that fronts Route 9 is located within the sewer service area while the rear portion, formally used as a BMX bike track is not located in the sewer service area. There are no capacity issues that would preclude this site from being developed for affordable housing and the Township will support the developer in an application to both Monmouth County as well as the New Jersey Department of Environmental Protection to have the rear portion included within the sewer service area. The project site is located within 0.5 miles of New Jersey Transit bus stops which provide both transportation to New York Port Authority as well as employment and shopping located along the Route 9 corridor. As such the site will generate 21 bonus credits for a total of 63 affordable housing credits, all to be applied to the Fourth Round.

The Township will amend its zoning to ensure that an inclusionary project is approvable at this site. A draft zoning ordinance amendment can be found in Appendix B.

- Bonus Credits – With the reallocation of credits for previously identified projects between the Third and Fourth Rounds, the application of bonus credits for specific projects has shifted as well.

The remainder of the Township's Fourth Round Housing Plan Element and Fair Share Plan remains unchanged.

Howell Township – ***Amended*** Fourth Round Housing Element

Affordable Housing Obligations

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 63 Units
- First and Second Round (1987-1999) Prospective Need = 955 Units
- Third Round (1999-2025) Prospective Need = 895 Units
- Fourth Round (2025-2035) = 304 Units

The charts on the following pages provide a summary of how the Township plans to address these obligations.

Howell Township – **Amended** Fourth Round Housing Element

Prior Round (1987-1999) Mechanisms

Project	Affordable Units	Bonus Credits	Unit Type	Status
<i>Family Rental</i>				
Countryside	180	180	Family Rental	Existing
Verdana Project	30	30	Family Rental	Existing
<i>Age-Restricted Rental</i>				
Strickland Road (Crossroads at Howell)	44	0	Senior Rental	Existing
Friendship Gardens	99	0	Senior Rental	Existing
<i>Supportive / Special Needs</i>				
Easter Seals	6	4	Supportive / Special Needs	Existing
Easter Seals	6	6	Supportive / Special Needs	Existing
Miller Group Home	4	4	Supportive / Special Needs	Existing
Farmingdale Group Home	5	5	Supportive / Special Needs	Existing
Open Door NJ	2	2	Supportive / Special Needs	Existing
<i>Regional Contribution Agreements</i>				
Asbury Park	102	0	RCA	Approved
Belmar	86	0	RCA	Approved
Freehold Borough	142	0	RCA	Approved
<i>Prior Cycle Credits</i>				
Credits w/out controls	33	0		Existing
Totals	739	231		
Total Credits	970			
Prior Round Obligation	955			
Surplus Credits	15			

Howell Township – **Amended** Fourth Round Housing Element

Third Round (1999-2025) Mechanisms

Project	Affordable Units	Bonus Credits	Unit Type	Status
<i>Prior Round Surplus</i>				
Strickland / Crossroads	13	0	Age-Restricted Rental	Existing
<i>Family Rental</i>				
Elon Associates	10	0	Family Rental	Under Construction
Akabe Village	32	0	Family Rental	Constructed
Verdana (Sunny Side)	30	0	Family Rental	Constructed
Howell Family Apts	72	72	Family Rental	Constructed
Haystock Woods	2	0	Family Rental	Constructed
Onoshko / Brooktree	2	0	Family Rental	Constructed
Alpine Estates	2	0	Family Rental	Constructed
Shepherd Estates	1	0	Family Rental	Constructed
Kim & Rosseter	1	0	Family Rental	Under Construction
Zaback	108	102	Family Rental	Approved
Quarry & Tyrpak	66	50	Family Rental	Approved
<i>Family for Sale</i>				
Schuch / Mon Chase	6	0	Family for Sale	Constructed
FP Howell	83	0	Family for Sale	Constructed
Forman	58	0	Family for Sale	Approved
<i>Age-Restricted</i>				
Strickland Road (Crossroads at Howell)	41	0	Senior Rental	Existing
Equestra	72	0	Senior	Constructed
<i>Supportive / Special Needs</i>				
Existing Group Homes	59	0	Supportive / Special Needs	Existing
Off-site Group Home	4	0	Supportive Housing	Approved
<i>Additional Mechanisms</i>				
Extensions of Controls	9	0		Proposed
Totals	671	224		
Total Credits	895			
Third Round Obligation	895			

Howell Township – **Amended** Fourth Round Housing Element

Surplus Credits	0			
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The Township has the following obligations specific to the Third Round:

Total Obligation = 895 units

- 895 credits are being claimed in the Third Round

50% Minimum Family Units = 448 credits

- 473 family units are being claimed for credits

25% Minimum Rental Units = 224 rental units (112 family required)

- 326 family rental units are proposed

25% Maximum Age-Restricted Units = 224

- 126 age-restricted units are proposed.

25% Maximum Bonus Credits = 224

- The Township will claim the maximum of 224 bonus credits in the Third Round

Howell Township – **Amended** Fourth Round Housing Element

Fourth Round (2025-2035) Mechanisms

Project	Affordable Units	Bonus Credits	Unit Type	Status
<i>Family Rental</i>				
Quarry & Tyrpak	72	0	Family Rental	Approved
<i>Family for Sale</i>				
FP Howell	9	0	Family for Sale	Constructed
<i>Family Units (Zoning in Place)</i>				
Roberts	29	0	Family	Proposed
Bike Shop	42	21	Family	Proposed
<i>Supportive / Special Needs</i>				
Existing Group Homes	33	33	Supportive / Special Needs	Existing
<i>Additional Mechanisms</i>				
Extensions of Controls	65	0		Proposed
Totals	250	54		
Total Credits	304			
Third Round Obligation	304			
Surplus Credits	0			

The Township has the following obligations specific to the Fourth Round:

Total Obligation = 304 units

- 304 credits are being claimed in the Fourth Round

50% Minimum Family Units = 125 units

- 152 family units are being claimed for credits

25% Minimum Rental Units = 63 rental units (32 family required)

- 105 rental units are proposed, with 72 family rental units, and potential for additional family rental units if the Roberts and Bike Shop projects are constructed as rentals.

30% Maximum Age-Restricted Units = 75

- The Township is not proposing any age-restricted credits for the Fourth Round at this time.

25% Maximum Bonus Credits = 76

- 54 Bonus credits are being claimed in the Fourth Round.

Howell Township – ***Amended*** Fourth Round Housing Element

Appendices

Appendix A – Consent Order with Fair Share Housing Center

Appendix B – Zoning for Bike Shop Project

MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE
RESOLUTION PROGRAM

In the Matter of the Application of the Township of Howell, County of Monmouth
Docket No. MON-L-291-25

WHEREAS, the Township of Howell (the “Township” or “Howell”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-391 et. Seq. (the “Fair Housing Act”) January 31, 2025 and

WHEREAS, the Court entered an order on April 14, 2025 setting the Township’s Fourth Round fair share obligations as a Present Need of 63 units and a Prospective Need of 304 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Township having filed its HEFSP on June 23, 2025 (“Adopted HEFSP”); and

WHEREAS, FSHC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP on August 26, 2025; and

WHEREAS, K. American Hovnanian New Jersey Operations, LLC, American Properties Development Group, LLC, and Fair Share Housing Center having filed challenges pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP; and

WHEREAS, the Township and FSHC have agreed to amicably resolve the issues set forth in the challenge through this mediation agreement and present this agreement for review by the Program and referral to the 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:

THEREFORE, the Township and FSHC agree:

Fair Share Obligations

1. The Township’s Present Need or Rehabilitation Obligation is 63 units. The Township’s Prior Round Obligation (1987-1999) is 955, the Township’s Third Round Obligation

(1999-2025) is 895 and the Township’s Fourth Round Prospective Need (2025-2035) is 304.

Satisfaction of Fair Share Obligations

2. The Township will address its Present Need via the Township’s Rehabilitation Program.
3. The Township’s Prior Round Obligation 955 units and has been met with the following mechanisms:

Prior Round Projects	Affordable Units/Credits	Bonus Credits	Unit Type	Status
<i>Family Rental</i>				
Countryside	180	180	Family Rental	Existing
Verdana Project	30	30	Family Rental	Existing
<i>Age Restricted Rental</i>				
Strickland Road (Crossroads at Howell)	44		Age Restricted Rental	Existing
Friendship Gardens	99		Age Restricted Rental	Existing
<i>Supportive/ Special Needs Housing</i>				
Easter Seals Group Home	6	4	Supportive/Special Needs Housing	Existing
Easter Seals Group Home	6	6	Supportive/Special Needs Housing	Existing
Miller Group Home	4	4	Supportive/Special Needs Housing	Existing
Farmingdale Group Home	5	5	Supportive/Special Needs Housing	Existing
Open Door NJ	2	2	Supportive/Special Needs Housing	Existing
<i>RCA</i>				
Asbury Park	102		RCA	Approved
Belmar	86		RCA	Approved
Freehold	142		RCA	Approved
<i>Prior Round Credits</i>				
Prior Round Credits – Credits Without Controls	33		Prior Round Credits	Existing
Subtotal	739	231	-	-
Total (Credits + Bonus)	970	-	-	-
<i>Surplus Credits</i>				
Total Credits	970	-	-	-
Prior Round Obligation	955	-	-	-
Surplus (Total Credits – Obligation) (Strickland/Crossroads at Howell)	15	-	-	-

4. The Township's Third Round Obligation is 895 and has been met with the following mechanisms:

				Status
Surplus Credits from Prior Round				
Strickland Road (Crossroads at Howell)	13		Age-Restricted Rental	Constructed
Extension of Controls	9		Age Restricted	Constructed
Equestra	72		Age Restricted	Constructed
Family Rental				
Elon Associates	10		Family Rental	Under Construction
Akabe Village	32		Family Rental	Constructed
Verdana (Sunny Side at Howell)	30		Family Rental	Constructed
Howell Family Apartments	72	72	Family Rental	Constructed
Haystock Woods (183- 185 Locust Avenue)	2		Family Rental	Constructed
Onoshko Estates (Brooktree Estates)	2		Family Rental	Constructed
Alpine Estates	2		Family Rental	Under Construction
Shepherd Estates	1		Family Rental	Approved
Kim & Rosseter	1		Family Rental	Approved
Family for Sale				
Schuch Tract (Monmouth Chase)	6		Family for Sale	Constructed
FP Howell, LLC	83		Family for Sale	Under construction
Foreman	58		Family for Sale	Approved and Under Resolution Compliance
Group Home				
Existing Group Homes	59		Group Home	Constructed

Offsite Group Home by Township	4		Group Home	Approved
Age Restricted Rental				
Strickland Road (Crossroads at Howell)	41		Age-Restricted Rental	Constructed
Family Rental Proposed				
Zaback (21 Block 137 Lots 22-26)	108	102	Family Rental	Approved
Quarry & Tyrpak (22 Block 143, Lots 6 and 6.01 Block 144, Lot 14, 15, 20, 35, 111, 112, 142, 145-150, 160-165, 165.01, 167, 177, 178, 178.01 & 178.02)	66	50	Family Rental	Approved and Under Resolution Compliance Review
Subtotal	671	224	-	
Total	895	-	-	
Third Round Obligation	895	-	-	
		-	-	

The Township's Fourth Round Prospective Need Obligation is 304 units, and shall be met with the following mechanisms:

TABLE 26: FOURTH ROUND COMPLIANCE SUMMARY

Affordable Housing Mechanism	Affordable Units	Bonus Credits	Total Credits	Status
Existing Units				
Affordability Control Extensions (Friendship Gardens)	65		65	Existing.
Group Homes	33	33	66	Existing
New Inclusionary Development				

FP Howell	9		9	Under construction.
Tyrpak	72		72	Approved and Under Resolution Compliance Review
Roberts	29		29	Zoning Implemented
Bike Shop	42	21	63	Zoning Implemented
Total	250	54	304	

Unit Type and Income Distribution Requirements

5. The Township and FSHC agree that the Township's HEFSP as presented above satisfies the following standards set forth in P.L. 2024, c. 2, including but not limited to, with respect to the following, and that the Township shall maintain satisfaction with such requirements for the Fourth Round:
- a. Age Restricted Cap. The Township agrees that it shall not exceed the age-restricted cap found in N.J.S.A. 52:27D-311(l), which requires age-restricted units to be capped at 30 percent of the overall Fourth Round affordable housing units that address the Fourth Round Prospective Need obligation exclusive of any bonus credits.
 - b. Family units. Pursuant to N.J.S.A. 52:27D-211(l), the Township shall satisfy a minimum of 50 percent of the actual affordable housing units, exclusive of any bonus credits created to address its Fourth Round Prospective Need affordable housing obligation through the creation of housing available to families with children and otherwise in compliance with the requirements and controls established pursuant to Section 21 of P.L.1985, c.222 (C.52:27D-321).
 - c. Rental and family rental units. Pursuant to N.J.S.A. 52:27D-311(l), at least 25 percent of the actual affordable housing units, exclusive of any bonus credits, created to address its Prospective Need affordable housing obligation shall be

addressed through rental housing, including at least half as available to families with children.

- d. Very low-income units. Pursuant to N.J.S.A. 52:27D-329.1, 13 percent of all affordable units referenced in this Agreement addressing the Township's Prospective Need obligation shall be very low-income units for households earning 30 percent or less of the regional median income, with half of the very low-income units being available to families.
 - e. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311(a) and (b), and all other applicable law.
 - f. All Prior Round and Third Round compliance shall continue to meet with the applicable percentages and standards for bonuses, family and senior housing, rental and family rental, very low-income units, and adaptability set forth in any prior settlement agreement between FSHC and the Township, statutory requirements, and the Prior Round and Third Round regulations.
6. In all developments that produce affordable housing, the Township and FSHC agree that, unless varied by a prior court order of the trial court, the below terms shall apply:
- a. All of the affordable units shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), including but not limited to the required bedroom and income distribution, length of affordability controls, and phasing of affordable units.
 - b. The applicability of the updated form of UHAC versus the prior form of UHAC shall be as set forth in the statute and most current form of UHAC adopted by HMFA. Any terms of a prior agreement, judgment, or grant of substantive certification as to prior round of obligations modifying UHAC as to affordability controls longer than the now current regulations or as to very low-income units shall remain in effect as to those prior rounds of obligations.
 - c. The Township agrees that in order to meet the low-income and very low-income requirement of the Fair Housing Act, it shall adopt an ordinance requiring for all affordable housing developments in its HEFSP that 50 percent of the affordable units within each bedroom distribution shall be required to be for low-income households earning 50 percent or less of the regional median income, including 13

percent of the affordable units within each bedroom distribution shall be required to be for very low-income households earning 30 percent or less of the regional median income.

- d. The Township agrees to review its Affordable Housing Ordinance and other ordinances to ensure that it complies with the most up to date requirements of UHAC and revise those ordinances accordingly as part of its Fourth Round HEFSP and implementing ordinances.
- e. The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law. The affirmative marketing plan shall include the following community and regional organizations: FSHC; the Latino Action Network; the New Jersey State Conference of the NAACP, the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, Greater Long Branch, and Trenton Branches of the NAACP, Senior Citizens United Community Services (SCUCS), Solutions To End Poverty Soon (STEPS), OCEAN, Inc. and the Supportive Housing Association.

Process for Approval and Implementation

7. Pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, the municipality and FSHC recognize that the Program and/or county level housing judge must still review this agreement and the resulting HEFSP and implementing ordinances and resolutions for compliance with the Fair Housing Act prior to issuing a compliance certification, as follows:
 - a. The Township and FSHC shall present this mediation agreement to the Program member for review upon full execution by both parties.
 - b. The Program Member shall review the agreement and if satisfied with compliance with the Fair Housing Act shall refer this matter to the Mount Laurel judge for review and entry of certification of compliance, conditioned on adoption of all implementing ordinances and resolutions.

- c. The Township shall adopt all implementing ordinances and resolutions no later than March 15, 2026, including but not limited to the outstanding items identified in the next paragraph. No later than 48 hours after adoption or March 15, 2026, whichever is sooner, the Township shall file the information required by Paragraph 9 and any other adopted ordinances and resolutions on eCourts.
 - d. No later than April 15, 2026, the Township and FSHC shall provide via filing on eCourts a form of consent order granting final compliance certification for the Court's review or identify any remaining issues of compliance that may be disputed at which point the court shall schedule a conference to review any such areas.
 - e. Both parties agree to implement the terms of this Agreement. If the Program, county level housing judge, or any appellate court rejects this Agreement, the parties reserve their right to rescind any action taken in anticipation of the Program's approval and return to status quo ante. All parties shall have an obligation to fulfill the intent and purpose of this Agreement, unless to do so would be inconsistent with the final, unappealable adjudication of any Program or court ruling or judgment. The terms of this agreement may be enforced through an enforcement motion in this declaratory judgment or a separate action before the Program or the Superior Court, Law Division.
8. The Township and FSHC agree that following conditions remain to be met prior to March 15, 2026 as conditions of compliance certification, and that the municipality shall provide these documents to FSHC in draft form for comment by February 15, 2026 and FSHC will provide comment within ten (10) days of receipt of the documents:
- a. The Township will adopt a Fourth Round Spending Plan in accordance with P.L. 2024, c. 2 and the regulations at N.J.A.C. 5:99.
 - b. The Township will update and adopt its affordable housing ordinance, development fee ordinance, affirmative marketing plan, and other administrative documents in accordance with the regulations at N.J.A.C. 5:80-26.1, et seq., and N.J.A.C. 5:99 before March 15, 2026.
 - c. The Township shall amend its HEFSP to include a site suitability narrative and other required documents pursuant to the statute and Administrative Directive #14-24 for the newly added sites.

- d. The Township shall provide the resolutions granting final site plan approval for FP Howell, and Tyrpak, and commit to providing the final site plan approvals for Roberts and Bike Shop when the approvals are available and the associated deed restrictions are available.
 - e. The Township shall provide the special needs survey, licensure, and evidence of affordability controls for the 33 units claimed toward group homes.
9. The Township shall provide the following additional information and/or commit to the following requirements on the proposed program to extend affordability controls:
- a. The Township shall provide a description and/or plan of the timing and steps necessary to facilitate the extension of expiring controls. Any program manual the Township intends to utilize should be included in the record.
 - b. The Township has provided a draft Spending Plan that outlines any expenditures related to the Township's proposed program to extend affordability controls. As described above in Paragraph 10(a), the Township shall update its Spending Plan in accordance with the regulations and adopt the final Spending Plan by March 15, 2026.
 - c. The Township shall provide a plan to ensure that all units being extended receive a "continuing certificate of occupancy" and that any units which need repairs to receive a certificate of occupancy or be brought up to code will receive the required repairs as part of the process of extending the controls.
 - d. The Township shall provide an analysis of the extent of the costs associated with anticipated rehabilitation of the units which shall include: a pro forma of the costs for the rehabilitation, documentation of the source of funding, a resolution of intent to fund those rehabilitation costs, and a rehabilitation manual.
 - e. The Township shall demonstrate that it has complied with all other requirements of the updated UHAC regulations relating to the extension of expiring controls.
10. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:
- a. The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that

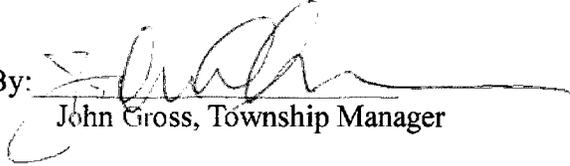
have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.

- b. The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date, and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.
- c. For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Township or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

This Agreement may be executed in counterparts, all of which together shall constitute the same agreement, and any exhibits or schedules attached hereto shall be hereby made a part of this Agreement. This Agreement shall not be modified, amended, or altered in any way except by a writing signed by each of the parties. Each party acknowledges that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each signatory is the proper person and possesses the authority to sign the Agreement, and that this Agreement was not drafted by any one of the parties, but was drafted, negotiated and reviewed by all parties, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause, or provision of this Agreement

shall not affect the validity of the remaining articles, sections, clauses, or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections. No member, official or employee of the municipality shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement, which is prohibited by law, absent the need to invoke the rule of necessity.

TOWNSHIP OF HOWELL

By: 
John Gross, Township Manager

Dated: 2/17/2026

FAIR SHARE HOUSING CENTER

By: _____

Dated:

ORDINANCE O-25-44

AN ORDINANCE AMENDING ARTICLE X OF THE TOWNSHIP CODE ENTITLED "ZONES" CREATING A SECTION 188-84.7 ENTITLED "MODERATE- AND LOW-INCOME HOUSING MIXED USE OVERLAY ZONE 17" KNOWN AS ML-17 ZONE

WHEREAS, the Township of Howell, County of Monmouth, State of New Jersey, (hereinafter, "Township" or "Howell") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on from the Court in the matter captioned In the Matter of the Application of the Township of Howell, County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2525-16 thereby immunizing the Township from builder's remedy litigation until July 1, 2025 (the "Third Round Litigation"); and

WHEREAS, all Third Round Litigation projects are currently under various stages of development from pre-construction to completion and occupancy;

WHEREAS, on March 20, 2024, the Governor signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or the "Act"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to provide an estimate of the Present Need, also referred to as the rehabilitation obligation, and the Round 4 Prospective Need (new construction) affordable housing obligation of all municipalities by October 20, 2024 for the Fourth Round period, July 1, 2025 through July 1, 2035.

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") estimating the Present Need and the Round 4 Prospective Need obligation for all municipalities based upon its interpretation of the standards in the Act, including Howell Township and the DCA Report calculated Howell's Round 4 (2025-2035) Present Need (Rehabilitation) Obligation as 63 units and its Round 4 Prospective Need Obligation as 338 affordable housing units; and

WHEREAS, the Amended FHA provides that, irrespective of the DCA's calculations, municipalities have the ability to either accept, or provide alternate calculations for, the DCA's "present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025", a deadline which was later extended to February 3, 2025 by the Administrative Office of the Courts ("AOC") via a directive issued on December 19, 2024; and

WHEREAS, the Township Council adopted Resolution 25-69 on January 21, 2025 rejecting the DCA's calculation of its prospective need obligation calculation of 338 affordable housing units premised upon the Township Planner's analysis that the areas the DCA identified as developable are overinclusive thereby reducing the Land Capacity Allocation Factor from 2.45 % to 1.99 % resulting in the reduction of the prospective need (New Construction) obligation from 338 to 276 affordable housing units; and

WHEREAS, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, requiring a municipality seeking a certification of compliance with the Act to file an action in the form of a declaratory judgment complaint within 48 hours after adoption of

the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

WHEREAS, the Township filed a Declaratory Judgment Complaint on January 23, 2025 seeking Program and Court approval of its prospective need obligation at 276 affordable housing units and the Township is required by the Act to adopt a Housing Element and Fair Share Plan setting forth its strategy to meet its affordable housing obligation by June 30, 2025;

WHEREAS, the Township approved a Mediation Agreement before the Affordable Housing Dispute Resolution Program, establishing the Township's Fourth Round fair share obligation as follows: Present Need-63 units and Prospective Need-304 units which was subsequently confirmed through a Court Order entered by the Hon Linda Grasso, Jones, J.S.C. dated April 14, 2025, accepting and adopting the Program Member's Report and Recommendation for approval establishing the Township's Fourth Round obligation as set forth herein;

WHEREAS, the Court Order authorized the Township to proceed to the compliance phase with the preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round by no later than June 30, 2025; and

WHEREAS, the Township Planning Board approved its Housing Element and Fair Share Plan for the Fourth Round by Resolution dated June 19, 2025 setting forth the Township's affordable housing plan to address and meet its Fourth Round Present and Prospective Need obligation; and the Township Council adopted a Resolution Endorsing the Housing Element and Fair Share Plan on June 24, 2025; and

WHEREAS, the Township received objections to its Fourth Round Housing Element and Fair Share Plan and has decided to include an additional inclusionary project in its Fourth Round Plan as part of the Program mediation; and

WHEREAS, the Township received a proposal from Capital Holdings, LLC (the "Developer") to construct a mixed use inclusionary project comprised of 166 market rate units and 42 affordable housing units (the "Project") on the property identified as Block 130, Lots 30, 31.01, 38, 39 & 40 (formally known as Lots 31, 36, & 37) on the tax map of the Township of Howell located on US Highway 9 in the Township (the "Property"); and

WHEREAS, the Township is requiring the Developer to enter into a Developer's Agreement with the Township to ensure the Developer will construct the Project in conformance with the concept plan and this ordinance and this ordinance shall not become effective unless and until the Township enter into a Developer's Agreement with the Township so that the Township may rely upon the Project to meet a portion of its Fourth-Round affordable housing obligation; and

WHEREAS, the Township Council believes it is in the best interest of the Township's residents to continue to meet its constitutional obligation to provide for its fair share of affordable housing in the least impactful way as possible to its current residents and in order to remain immune from builder's remedy litigation through the adoption of an ordinance rezoning the

Property to allow for the Project to be developed in accordance with the zoning standards set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Howell, County of Monmouth, and State of New Jersey that Chapter 188 "Land Use", Article X of the Township Code entitled "Zones" is hereby amended to create a Section 188-84.7 entitled "Moderate and Low- Income Housing Mixed Use Overlay Zone 17 (ML-17)" as follows:

§ 188-84.7. Moderate- and Low- Income Housing Overlay Zone 17 (ML-17)

A. Purpose and Intent:

- (1) The purpose of this overlay zone is to provide market and moderate- and low-income housing in order to meet Howell Township's constitutionally mandated obligation to provide affordable housing.
- (2) The Moderate- and Low-Income Housing Overlay Zone 16 (ML-16) District is intended to assist the Township in complying with its affordable housing obligation. The following properties shall be included within the ML-17 District: Block 130, Lots 30, 31.01, 38, 39 & 40 (formally known as Lots 31, 36, & 37) (the "Property").
- (3) The zoning standards authorized by this Ordinance shall constitute an overlay zone and the underlying zone for the Property shall remain in effect.

B. ML-17 Zoning Standards

- (1) The Property is a tract designated as Block 130, Lots 30, 31.01, 38, 39 & 40 as per the Howell Township Tax Map. The Zoning Map of the Township of Howell, as amended, is hereby further amended to provide that the Property is designated as the Moderate- and Low- Income Housing Mixed Use Overlay Zone 17 (ML-17).
- (2) The requirements of the ML-17 Mixed Use Overlay Zone including bulk requirements, are hereby specifically set forth as follows. The following overlay zone shall provide an alternative development opportunity to allow for flexibility from the underlying zoning requirements. The modifications are as follows:

C. Permitted uses

- (1) Permitted principal uses:
 - (a) Multi-family dwellings as defined in §188-4 under "DWELLING, MULTIPLE"
- (2) Conditional uses: none
- (3) Permitted accessory uses:
 - (a) Off-street parking, subject to the Residential Site Improvement Standards (RSIS) New Jersey Administrative Codes, Title 5, Chapter 21.
 - (b) Active and passive recreational, and other such facilities for the exclusive use or service of the development and their guests,

including but not limited to: fitness centers, playgrounds, outdoor courtyards, clubrooms or clubhouses, picnic grounds, dog parks.

- (c) Utilities and utility structures including but not limited to; pump stations, pump house, water tank, treatment facilities, stormwater basins, transformers, meters, etc. necessary for the proper distribution and monitoring of these services.

[1] All other utilities appurtenant to subject development.

[2] Any other uses that are customarily incidental and subordinate to a principal use and/or principal building.

- (d) Permitted accessory structures

[1] Gazebo

[2] Trellis

[3] Decks

[4] Patios

[5] Fences and walls subject to requirements found within §188-12., §154-15.5., and §134-7, with the exceptions listed below in §188-84.6.E

[6] Signs subject to requirements found within Chapter 256 of the Townships General Legislation Code, as well as requirements listed below in §188-84.6.D

[7] Dog-parks

[8] Swimming Pools

[9] Pool Cabana

[10] Structures relating to utilities

[11] Temporary sales trailer and construction trailers

[12] Mail kiosk/cluster box unit

[13] Standalone mail structures / buildings

[14] Trash enclosure associated with proposed communal areas

[15] Other customary structures which are incidental and ancillary to a principal use and/or principal building

D. Residential dwelling requirements

(1) Maximum number of Total Units: 208 housing units inclusive of affordable units

(2) Affordable housing units set aside shall be 20% of the total number of approved units, with all units for low- and moderate-income housing in accordance with the Uniform Housing Affordability Controls (UHAC)

E. Site Design Requirements

(1) Area, Yard, Bulk Requirements

(a) Minimum lot area: 5 AC

(b) Minimum lot frontage: 400 FT

(c) Minimum lot width: 400 FT

(d) Minimum lot depth: 700 FT

(e) Minimum front yard setback: 125 FT

- (f) Minimum side yard setback: 95 FT
 - (g) Minimum rear yard setback: 225 FT
 - (h) Maximum permitted height (feet): 55 FT
 - (i) Maximum impervious coverage: 65%
 - (j) Maximum building coverage: 20%
- (2) Buffer and screening requirements
- (a) Buffers and screening shall be designed in accordance with §188-63 unless where expressly exempt within §188-84.6.F below.
- (3) Parking requirements
- (a) Parking requirements shall be governed by the New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21.
 - [1] Minimum parking requirements shall meet the RSIS requirements for 1, 2, or 3-bedroom “garden apartment.”
 - (b) ADA Parking spaces shall meet American Disability Association parking requirements including but not limited to design, accessibility, dimensions, striping, and signage, and shall comply with requirements found within chapter 216 of the Howell Township General Legislation
 - (c) Electric vehicle parking spaces shall be provided in accordance with N.J.S.A §40:55D-66.20. Electric vehicle or make-ready spaces shall count as at least two parking spaces for the purpose of complying with a minimum space requirement (reduction of no more than 10 percent of total required parking).
- (4) Signage
- (a) Signage proposed shall comply with regulations found within §256-5
 - (b) Special Sign Definitions: The following definitions are in addition to the definitions provided under §188-4 and §256-1
 - [1] CANOPY: A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.
 - [2] CANOPY SIGN: A sign attached to a building mounted fabric canopy.
 - [3] CHANNEL LETTER SIGN: A sign consisting of fabricated or formed individual three-dimensional letters, individually applied to a wall or canopy which may accommodate a light source.
 - (c) Canopy signs shall be permitted based on the following regulations:
 - [1] Canopy signs shall be affixed to the canopy itself and no other portions of the building
 - [2] Channel lettering may not exceed 15 inches in height

- [3] Channel lettering may not exceed 6 inches in depth
- [4] Canopy sign width shall not exceed the width of the canopy in which it is affixed.
- [5] Canopy signs shall be architecturally compatible with the proposed building design.

F. Additional requirements and exceptions from other requirements

- (1) All stormwater management structures, utility structures, as well as parking of vehicles shall be exempt from the standards found within §188-63.D. regarding buffers and screening.
- (2) The following structures shall be permitted in the front yard area:
 - (a) Stormwater management facilities
 - (b) Other Stormwater structures such as, but not limited to, headwalls, outlet control structures, bioretention basins, etc.
 - (c) Hot Boxes for domestic water service
- (3) The four buffer component options within § 188-63.E shall include this additional fifth option:
 - (a) Existing undisturbed trees and vegetation in the wetlands and wetlands buffer area
- (4) The provisions of Section §188-212 et seq. (Stormwater Control) shall be applicable within the ML-16 Zone. However in the event that the provisions of Section §188-212 conflict with or impose requirements other than those set forth within the provisions of the Residential Site Improvement Standards, NJAC 5:21 (RSIS), the RSIS shall control.
- (5) The number of trees and shrubs in the parking area shall be exempt from the standards found within §188-33.
- (6) Exemption from Street Tree Ordinance Section §188-122. Street trees will be provided every thirty (30) feet along the roadway where the site can physically accommodate such plantings. Trees are not required at this spacing where other site features restrict available space, such as utilities, sidewalks, signage, and driveways.
- (7) All fences and walls proposed shall be exempt from the standards found within §188-12A, regarding 50% open space for light and air requirement for fences and retaining walls.
- (8) All retaining walls shall comply with requirements found within §134-7., § 188-12., and §154-15.5. with the exception from the following:
 - (a) §134-7.B(2) No stormwater shall spill over the wall. A lower swale area may be constructed behind the wall to collect water and redirect it to the elevation that existed prior to the wall's construction. Inlets or stormwater pipes may be utilized in lieu of swales behind the walls to collect runoff.
 - (b) §134-7.C(3) Walls shall be at least 10 feet from any swale area.
- (9) With respect to §188-23 topsoil shall be stockpiled and repurposed throughout the site to the maximum extent possible.

- (10) Public transportation shelters and/or bus stops shall be exempt from zoning review processes. The installation of such shelters or stops shall be contingent upon the requirements of the public transportation agency in relation to the development.
- (11) The subject development shall be exempt from the provisions of §188-22 (Lighting). In lieu thereof, all site lighting shall conform to the Illuminating Engineering Society (IES) recommended standards for any development, ensuring adequate illumination, safety, and glare control.
- (12) The subject development shall be exempt from the provisions of §188-33 (Landscaping of Parking Areas). In lieu of the standard requirement for one (1) tree and one (1) shrub for every ten (10) parking spaces, required plantings may be located along the perimeter of parking areas or within other suitable open space areas. Plantings shall not be required within parking islands where spatial, grading, or utility constraints limit feasibility.

G. Waiver of cost generation measures

- (1) Preparation and submission of a Woodland Management Plan §188-187-202.
- (2) Tree replacement requirements under §188-195.C (Township Tree Fund) shall be exempt. In lieu of payment to the Township Tree Fund, the Applicant shall provide replacement plantings to the maximum extent practicable within available open space areas.

SECTION 2. REPEALER

The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 3. INCONSISTENT ORDINANCES

All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency, but only to the extent of such inconsistency.

SECTION 4. SEVERABILITY

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication according to law, subject to, and contingent upon, the approval and execution of a Developer’s Agreement between the Township and the Developer, its successor and/or assigns.

NOTICE

The Ordinance published herewith was introduced and passed on first reading by the Township Council of the Township of Howell on **October 21, 2025** and will be further considered for final passage and adoption at the Township Municipal Building on 4567 Route 9 North, Howell, New Jersey on **November 25, 2025 at 7:00 p.m.** or as soon thereafter as the matter can be reached on the Agenda, at which time and place all persons interested therein shall be given an opportunity to be heard and during the week prior thereto, and up to, and including, the date of such meeting, copies of said Ordinance will be available at the Clerk’s Office in the Township of Howell Municipal Building to the members of the general public who shall request same.

Introduction:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>			X			
<i>Councilwoman O'Donnell</i>		X	X			
<i>Councilman Wrubel</i>			X			
<i>Deputy Mayor Fischer</i>	X		X			
<i>Mayor Leggio</i>			X			

I, Diane Festino, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at its Meeting held October 21, 2025. WITNESS my hand this 22nd day of October 2025.



 DIANE FESTINO, RMC
 Municipal Clerk
 Township of Howell

This is to certify that the foregoing Ordinance was adopted by the Township Council at a regular meeting of the Township of Howell held on December 16, 2025.

Adoption:

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Nadel</i>	X		X			
<i>Councilwoman O'Donnell</i>						X
<i>Councilman Wrubel</i>			X			
<i>Deputy Mayor Fischer</i>		X	X			
<i>Mayor Leggio</i>			X			

I, Diane Festino, Municipal Clerk of the Township of Howell, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Mayor and Township Council, at its Meeting held December 16, 2025. WITNESS my hand this 17th day of December 2025.



DIANE FESTINO, RMC
 Municipal Clerk
 Township of Howell

Explanatory Statement: This Ordinance Amends Article X of the Township Code Entitled "Zones" Creating a Section 188-84.7 Entitled "Moderate- and Low-Income Housing Mixed Use Overlay Zone 17" known as ML-17 Zone