

**RESOLUTION OF THE PLANNING BOARD OF ADJUSTMENTS THE
BOROUGH OF KEANSBURG ADOPTING A FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN**

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, the Borough adopted a “binding resolution” accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 29, 2025, establishing its Fourth Round Present Need of 91 and Prospective Need of 31; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Borough 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 30, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Borough did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Borough’s Fourth Round obligations on March 1, 2025; and

WHEREAS, now that the Borough has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt and endorse a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Borough’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 24, 2025; and

WHEREAS, the Planning Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough’s current Master Plan, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Keansburg, County of Monmouth, State of New Jersey, that the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

CERTIFICATION

FOR THE APPLICATION: Mr. Sean Tonne, Ms. Jennifer Perkel, Mr. Raymond Preston, Mr. John Donohue, Mr. Michael Mankowski, Mr. Michael Flynn, Ms. Eileen Enright, Mr. Daniel Shields, Mr. Dominick Grasso & Mr. Bernard Comey.

AGAINST THE APPLICATION: NONE

ABSTENTIONS: NONE

The foregoing Resolution was offered by: Mr. Raymond Preston and seconded by Mr. Daniel Shields, and adopted by Roll Call Vote:

IN FAVOR: Mr. Sean Tonne, Ms. Jennifer Perkel, Mr. Raymond Preston, Mr. John Donohue, Mr. Michael Mankowski, Mr. Michael Flynn, Ms. Eileen Enright, Mr. Daniel Shields, Mr. Dominick Grasso & Mr. Bernard Comey.

OPPOSED: NONE

ABSTAINED: NONE

INELIGIBLE: NONE

ABSENT: Mr. Michael Donaldson

I certify that the foregoing Resolution was duly adopted by the Planning Board of Borough of Keansburg at a regular meeting held on the 24th day of June 2025.

A handwritten signature in dark ink, appearing to read 'Mackenzie Bittle', is written over a horizontal line.

Mackenzie Bittle, Planning Board Secretary