

2026 AMENDMENT TO THE 2025 FOURTH ROUND HOUSING PLAN



HOUSING ELEMENT & FAIR SHARE PLAN
BOROUGH OF LITTLE SILVER
MONMOUTH COUNTY
NEW JERSEY

ADOPTED BY THE PLANNING BOARD

APRIL 9, 2026

PREPARED BY:

A handwritten signature in black ink, appearing to read "Elizabeth McManus".

ELIZABETH McMANUS, PP, AICP, LEED AP
NEW JERSEY PROFESSIONAL PLANNER LICENSE 5915

KYLE + McMANUS ASSOCIATES

A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE VILLAGE CLERK





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The Borough of Little Silver adopted the *2025 Fourth Round Housing Element and Fair Share Plan* on June 12, 2025 (“*Fourth Round Housing Plan*”) and subsequently submitted it to the Affordable Housing Dispute Resolution Program (the “Program”). Two challenges to the Borough’s *Fourth Round Housing Plan* were filed, one from Fair Share Housing Center (“FSHC”) and the other from Real Foursome, LLC (“Real Foursome”).

After settlement conferences conducted by the Program and additional discussions, the Borough resolved both challenges. The Borough’s Mediation Agreement with Real Foursome was executed on December 30, 2025 and it sets forth that the Real Foursome site, located at 100 Grant Place (Block 1, Lot 15), will receive zoning to permit inclusionary development and contribute toward the Fourth Round unmet need. The Borough’s Mediation Agreement with FSHC, executed on December 29, 2025, sets forth revisions to four strategies within the 2025 Fourth Round Housing Element and Fair Share Plan, which will also contribute toward the unmet need.

The following amends the *Fourth Round Housing Plan*, adopted on June 12, 2025, and implements the applicable terms of the Real Foursome Mediation Agreement and the FSHC Mediation Agreement.

REHABILITATION OBLIGATION & SATISFACTION

There are no amendments to the Borough’s Rehabilitation obligation, which is 0.

FIRST, SECOND & THIRD ROUNDS OBLIGATION

There are no amendments to the First and Second Rounds Obligation of 197, or the Third Round Obligation of 230.

FOURTH ROUND OBLIGATION

There are no amendments to the Borough’s Fourth Round Obligation of 98.

VACANT LAND ADJUSTMENT

As described in the 2025 Housing Plan, the Borough received a vacant land adjustment for the First through Fourth Rounds. There are no amendments to the Borough’s RDP of 21 for the First, Second or Third Rounds, or the additional RDP of 4 for the Fourth Round. The following table addresses the Borough’s satisfaction of the RDP of 25 (21 + 4), as set forth in the Mediation Agreement with FSHC.



Satisfaction of 25 RDP					
Development	Type	Affordable Homes	Bonuses	Total Credits	Bonus Type
Carriage Gate	Inclusionary Family Sale	8	3	11	Smart Growth (Round 3)
43 Birch Ave. Habitat for Humanity Sale	100% Affordable Family Sale	3	1	4	100% Affordable (Round 4)
43 Birch Ave. Habitat for Humanity Rent	100% Affordable Family Rent	3	2	5	100% Affordable (Round 4)
Accessory Apartments	Family Rental	4	0	4	
1 Sycamore Avenue	Inclusionary Family	3	0	3	
Total		21	6	27	
			Surplus	2	

The Mediation Agreement with FSHC specified amendments to 3 of the Borough’s overlay zones. The Mediation Agreement addresses the Fair Housing Act requirement (N.J.S.A. 52:27D-310.1) that states municipalities that receive a vacant land adjustment shall identify sufficient parcels to likely to redevelop during the current round to address at least 25% of the prospective need obligation that has been adjusted with realistic zoning. As stated in the Mediation Agreement, the Borough and FSHC agree the 25% calculation is 24 units (0.25 x 94 = 23.5 = 24) and that it is met through the IHO-8 zoning and the Real Foursome site.

IHO-3

The 2025 Housing Plan states that the IHO-3 (Inclusionary Housing Overlay) zone, a 4.61 acre area located along Birch Avenue known as Block 30.01, Lot 4, permits a maximum density of 11 dwelling units per acre. The Mediation Agreement with FSHC increases the maximum permitted density to 13 dwelling units per acre. An affordable housing set-aside of 20% is required.

Any inclusionary development, including its affordable homes, located within the IHO-3 Zone will comply with the Borough’s affordable housing regulations, the Uniform Housing Affordability Controls rules



(N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.

IHO-4

The 2025 Housing Plan states that the IHO-4 (Inclusionary Housing Overlay) zone, a 1.33 acre area located along Birch Avenue known as Block 30.01, Lots 136 and 137, permits a maximum density of 11 dwelling units per acre. The Mediation Agreement with FSHC increases the maximum permitted density to 13 dwelling units per acre. An affordable housing set-aside of 20% is required.

Any inclusionary development, including its affordable homes, located within the IHO-4 Zone will comply with the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.

Mandatory Set Aside Ordinance

The FSHC Mediation Agreement requires the Borough to adopt a mandatory 20% set-aside required for owner and renter occupied units. The Borough commits to implementing this set-aside.

IHO-8

The 2025 Housing Plan states that the IHO-8 White Road Overlay, a 6.84 acre site along White Road consisting of Block 30, Lots 1, 2.301, 2.411 and 2.101, permits approximately 88 total homes, including 18 affordable homes. As set forth in the Mediation Agreement with FSHC, the IHO-8 Zone will be revised to increase the maximum permitted density which will yield a total of 105 dwelling units, with 21 units being set aside as affordable (20%).

Any inclusionary development, including its affordable homes, located within the IHO-8 Zone will comply with the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.

Real Foursome Site

Real Foursome, LLC filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's 2025 Housing Plan. The Borough and Real Foursome resolved the objection through a Settlement Agreement executed on December 30, 2025.

The Real Foursome site, located at 100 Grant Place (Block 1, Lot 15) is a 2.18 acre property located at the southern end of Grant Place and abutting the rail line. It is partially wooded but free of environmental constraints that preclude residential development. The site is in the B-1 Business District and is developed with a commercial contractor use. Adjacent land uses include an office and single-family homes to the north along Grant Place, Borough open space to the east, and a landscaping company to the south. Further south and west, across the rail line are commercial uses in Shrewsbury Borough.

As set forth in the Mediation Agreement, the site will be rezoned to permit development of 17 family townhouses and stacked townhouses with and affordable housing set-aside of 20%. The development will have access from Grant Avenue and the homes will be oriented toward the site's interior. Buffers to the



adjacent uses and limitations on building height will mitigate the impact of development on the surrounding uses.

The 20% set-aside yield 3.4 affordable units (17 x .2) and they may be for sale or rent. The developer will create 3 affordable units and will provide a payment in-lieu for the four-tenths (.4) fractional unit in an amount of \$100,000.00 (.4 x \$250,000.00) payable at the time the final affordable unit is required to have a certificate of occupancy under the phasing requirements set forth in UHAC. The affordable unit breakdown shall be as follows: one (1) unit will be a very low income unit in a stacked flat 2 bedroom; one (1) unit will be a low income unit in a stacked flat 2 bedroom; and, one (1) unit will be moderate income unit in a 3 bedroom townhome, subject to any required revisions from any updated regulations.

The Real Foursome Site development, including its affordable homes, will comply with the Borough's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.



REAL FOURSOME SITE

BOROUGH OF LITTLE SILVER, MONMOUTH COUNTY, NJ
BLOCK 1, LOT 15

DATA SOURCE: MONMOUTH COUNTY PARCELS NJGIN MODIV DATA
NJDOT ROAD CENTERLINE STRAIGHTLINE DIAGRAM

0 50 100 200 Feet

