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March 12, 2026

Via E-Courts Only

The Honorable Gregory L. Acquaviva, J.S.C.
Superior Court of New Jersey
Monmouth County Courthouse
71 Monument Park
P.O. Box 1266, 2nd Floor
Freehold, New Jersey 07728

**Re: In the Matter of the Application of the Borough of Matawan
Docket No. MON-L-274-25**

Dear Judge Acquaviva:

This office represents the Borough of Matawan (the "Borough") in the above-referenced matter concerning the Borough's compliance with the "Fourth Round" of affordable housing obligations. The Borough was a participant in the Affordable Housing Dispute Resolution Program and, on June 19, 2025, submitted a Fourth Round Housing Element and Fair Share Plan pursuant to the compliance process under the New Jersey Fair Housing Act, as amended by P.L. 2024, c. 2 ("Amended FHA"). Pursuant to the Amended FHA's procedures, Fair Share Housing Center ("FSHC") filed a letter before the deadline for challenges seeking additional information and documentation before the HEFSP may be approved by the Program and trial court.

The Borough and FSHC have agreed to the form of a Consent Order, dated February 4, 2026, which has been filed to the docket under separate correspondence. Pursuant to the Amended FHA's March 15, 2026 statutory deadline, the Borough has adopted multiple ordinances and resolutions to effectuate the Borough's Amended Housing Element and Fair Share Plan, dated February 19, 2026. Those materials are filed to the record and enumerated below:

RAINONE COUGHLIN MINCHELLO

March 13, 2026

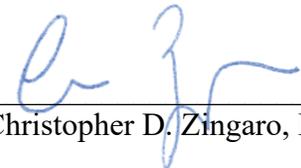
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- Exhibit A. Ordinance 26-08 – An Ordinance of the Council of the Borough of Matawan Approving an Amendment to the Redevelopment Plan for the Designated Redevelopment Area in the Vicinity of the Matawan Train Station Pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 Et Seq.);
- Exhibit B. Ordinance 26-07 – Ordinance Amending and Supplementing the Revised General Ordinances of the Borough of Matawan Chapter 34 – Development Regulations, Article XI – Zone District Regulations, New Subsection 34-70A – Highway Improvement District Overlay Zone and the Creation of New Zone District Permitting Inclusionary Development;
- Exhibit C. New Ch 34 Subsection 34-70 HI Overlay Map (Ordinance 26-07);
- Exhibit D. Resolution 26-03-06 – Resolution Adopting an Affirmative Marketing Plan for Affordable Housing Units;
- Exhibit E. Resolution 26-03-05 – Resolution Endorsing the Amended Housing Element and Fair Share Housing Plan Adopted by the Unified Planning/Zoning Board of Adjustments of the Borough of Matawan and Approving a Fourth Round Spending Plan;
- Exhibit F. Ordinance 26-09 – Ordinance Amending and Supplementing the Revised General Ordinances of the Borough of Matawan Chapter 34 – Development Regulations, Article XVI – Affordable Housing, New Subsection 24-110 – Affordable Housing Obligations;
- Exhibit G. Amendment to the Housing Plan Element and Fair Share Plan, Round 4, Original Adopted June 16, 2025, Amendment Prepared February 19, 2026; and
- Exhibit H. Resolution of the Borough of Matawan Unified Planning/Zoning Board of Adjustment Unified Planning/Zoning Board of Adjustment, Master Plan Amendment Housing Plan Element and Fair Share Plan Round 4, Decided on March 2, 2026, Memorialized on March 2, 2026.

Thank you for the Court's attention to this submission.

Respectfully submitted,

RAINONE COUGHLIN MINCHELLO, LLC
Attorneys for the Borough of Matawan

By: 

Christopher D. Zingaro, Esq.

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Encl. (7)

cc: All Counsel of Record