

RESOLUTION 2025-86**BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH, STATE OF NEW JERSEY****RESOLUTION OF THE BOROUGH OF NEPTUNE CITY ENDORSING THE 2025 HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, *et al.*); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and

WHEREAS, the Mayor and Council of the Borough of Neptune City ("Borough") adopted Resolution No. 2025-32 on January 27, 2025, identifying its present need obligation as 12 units and prospective need obligation as 32 affordable units for the Fourth Round.

WHEREAS, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the Borough filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Monmouth County, entitled In the Matter of the Application of the Borough of Neptune City, County of Monmouth, State of New Jersey, Docket No. MON-L-000406-25 on January 29, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

WHEREAS, no parties challenged the Borough's present and prospective need obligations; and

WHEREAS, on April 1, 2025, the Honorable Linda Grasso Jones, J.S.C., issued an Order setting the Borough's present need obligation at 12 units and the prospective need obligation at 32 affordable units and further authorized the Borough to proceed with preparation and adoption of a proposed HEFSP to satisfy the Borough's affordable housing obligation; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, with associated resolutions and proposed drafts of the appropriate zoning and other ordinances, necessary to implement its HEFSP, no later than June 30, 2025; and

WHEREAS, the Borough of Neptune City Land Use Board ("Board") adopted the HEFSP, entitled "Housing Element & Fair Share Plan" prepared by the Borough's affordable housing planner Jennifer C. Beahm, PP, AICP, of Leon S. Avakian Inc (the "Fourth Round HEFSP"), as an amendment to the Borough's Master Plan on June 12, 2025; and

WHEREAS, the Governing Body desires to endorse the Fourth Round HEFSP adopted by the Board on June 12, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Neptune City, Monmouth County as follows:

1. The Borough of Neptune City does hereby endorse the Fourth Round HEFSP adopted by the Borough of Neptune City Land Use Board on June 12, 2025.
2. The Borough of Neptune City does hereby authorize the filing of this Resolution endorsing the Fourth Round HEFSP adopted by the Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of the Borough of Neptune City, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Council President Kocsis		X	X			
Councilmember Chong			X			
Councilmember Karalovich			X			
Councilwoman Pappas						X
Councilmember Renee	X		X			
Councilmember Thomas			X			
Mayor McGreevy						

CERTIFICATION

I, Corinne DiCorcia Williams, Borough Clerk of the Borough of Neptune City do hereby certify this to be a true and exact copy of a resolution adopted by the Governing Body of the Borough of Neptune City, County of Monmouth, State of New Jersey at the regular meeting held on June 16, 2025



Corinne M. DiCorcia Williams, RMC
Borough Clerk