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June 18, 2025

ELECTRONICALLY FILED VIA E-COURTS

Honorable Linda Grasso Jones, J.S.C.
Monmouth County Courthouse
71 Monmouth Park
P.O. Box 1266, 2nd Floor
Freehold, NJ 07728

RE: In the Matter of Neptune City Borough
Docket No.: MON-L-000406-25

Dear Judge Grasso Jones:

My office represents the Petitioner, Borough of Neptune City (“the Borough”), in the above-captioned matter. On June 13, 2025, we filed a Housing Plan Element and Fair Share Plan (“HEFSP”) which was adopted by the Borough’s Land Use Board on June 12, 2025. The corresponding resolution was included with said filing. However, the undersigned inadvertently uploaded the incorrect resolution which contains typographical errors. Enclosed please find the correct resolution adopted by the Borough’s Land Use Board on June 12, 2025.

Thank you for your attention to this matter.

Respectfully submitted,

CANNON & MCGUINN, LLC

/s/William McGuinn

WILLIAM G. MCGUINN, ESQ.

cc: All counsel of Record [Via eCourts]

**NEPTUNE CITY LAND USE BOARD
RESOLUTION**

**RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF NEPTUNE CITY
ADOPTING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Borough of Neptune City (hereinafter the "Borough" or "Neptune City") desirous of voluntarily complying with 4th round Housing Element & Fairshare Plan; and

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 has accepted the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, establishing its Fourth Round Present Need of 12 units and prospective need obligation of 32 affordable units; 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"), 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, on April 1, 2025, the Court entered an order establishing the Borough's Fourth Round Present Need of 12 units and prospective need obligation of 32 affordable units; 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 Land Use Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on May 27, 2025; and

WHEREAS, the Land Use 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.

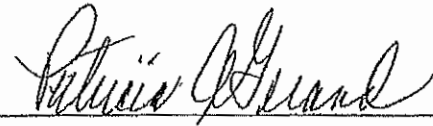
NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Neptune City, County of Monmouth, State of New Jersey, that the Land Use Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

Motion to endorse/support the proposal was made by Member Randy Reynolds.

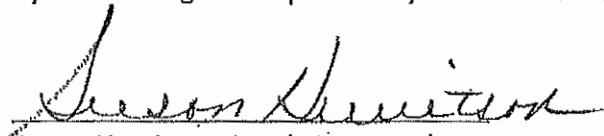
A second to endorse/support the proposal was made by Member Larry Cross.

Those who voted to endorse/support the proposal included the following:

Patricia Gerand, Randy Reynolds, Mayor Rachel McGreevy, Pamela Renee, Larry Cross, Craig Morcom, Kenneth Zielinski and Sharon McSwieney


Patricia Gerand
Chairwoman of the Land Use Board

I hereby certify that the foregoing Resolution was adopted by the Borough of Neptune City Land Use Board on this 12th day of June, 2025.


Susan Hewitson, Land Use Board Secretary