

CANNON  MCGUINN

A LIMITED LIABILITY COMPANY

P.O. Box 948, Matawan, New Jersey 07747

105 Reids Hill Road, Suite B, Aberdeen, New Jersey 07747

Phone: (732) 673-2704 - Fax: (732) 362-4539

William G. McGuinn, Esq. – Member

E-Mail: wmcguinn@cmlawnj.com

March 13, 2026

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

Dear Judge Grasso Jones:

This office represents the Petitioner, Borough of Neptune City (“the Borough”), in connection with the above matter. Pursuant to the New Jersey Fair Share Housing Act’s March 15, 2026 statutory deadline, the Borough has adopted multiple ordinances and resolutions in accordance with its Fourth Round obligations. Those materials are filed to the record and enumerated below:

- Exhibit A. Ordinance No. 2026-07, which revised and updated Chapter 139 of the Borough Code “Zoning”, to create a new Mixed-Use Overlay Zone;
- Exhibit B. Ordinance No. 2026-08, which augmented Chapter 15 of the Borough Code “Land Use Procedures” to create new Article V, “Affordable Housing Regulations”, to implement the current requirements of the Fair Housing Act and the Borough’s Fourth Round Housing Element and Fair Share Plan.
- Exhibit C. Resolution No. 2026-66, which adopted an Affordable Housing Spending Plan in accordance with the Fourth Round Plan

By copy hereof, we have also provided the same to counsel for Fair Share Housing Center

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

Respectfully submitted,

CANNON & MCGUINN, LLC

/s/William McGuinn

WILLIAM G. MCGUINN, ESQ.

cc: All counsel of Records [Via eCourts]