

MANCHESTER TOWNSHIP PLANNING BOARD

RESOLUTION NUMBER: 2025-10

**RESOLUTION OF THE MANCHESTER TOWNSHIP PLANNING
BOARD, IN OCEAN COUNTY, NEW JERSEY, ADOPTING THE
HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE TOWNSHIP'S
MASTER PLAN FOR THE FOURTH ROUND AFFORDABLE HOUSING
OBLIGATION**

WHEREAS, in accordance with the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-310, as amended by P.L. 2024 c.2, the Administrative Directive #14-24, and the rules of the New Jersey Council on Affordable Housing ("COAH") contained at N.J.A.C. 5:93 et seq., the Fourth Round Housing Element and Fair Share Plan ("HEFSP" or the "Plan") has been prepared for the Manchester Township (the "Township"), by the Township's Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design; and

WHEREAS, the Plan was prepared in order to update to the Township's 2020 Third Round obligation from a Settlement Agreement with the Fair Share Housing Center ("FSHC"), dated February 6, 2016, and approved by Order of the Court; and

WHEREAS, the Township has satisfied its obligations for the Prior Round and Third Round through the completion of a mix of various types of Court-approved affordable housing units, including affordable senior rentals, supportive and special needs units, affordable family rental units and prior round rental bonus credits; and

WHEREAS, the Fourth Round HEFSP will serve as the foundation for the Township's submission to the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program ("Program") to secure continued immunity and demonstrate the Township's compliance with its constitutional obligation with regard to Affordable Housing initiatives; and

WHEREAS, as indicated in the March 27, 2025 Order setting the Fourth Round obligations, Manchester Township's Fourth Round prospective need obligation is 412 units; and

WHEREAS, on January 27, 2025, the Manchester Township Committee adopted Resolution #2025-80, accepting the determination of the Township's Fourth Round Present Need/Rehabilitation Obligation and Prospective Need established by the State of New Jersey, Department of Community Affairs ("DCA"); and

WHEREAS, the Township proposes to satisfy the Fourth Round Prospective need (2025-2035) of 412 units through a mix of affordable units and inclusionary units to be developed at various identified sites along with bonus credits applied, all of which will result in units which will be applied to the Fifth Round obligation; and

WHEREAS, notice of the hearing on the proposed HEFSP was duly provided by the Manchester Township Planning Board (the “Board”) consistent with the requirements of N.J.S.A. 40:55D-13, providing that the Board would conduct a public hearing on the HEFSP on June 18, 2025 to determine whether the HEFSP is consistent with the goals and objective of the Township’s Master Plan, and whether adoption and implementation of the HEFSP as an element of the Township’s Master Plan is in the public interest, protects public health and safety, and promotes the general welfare; and

WHEREAS, consistent with the requirements of N.J.S.A. 40:55D-13, a copy of the HEFS Plan was made available for public inspection during usual business hours at the Municipal Clerk’s office at least ten (10) days in advance of the hearing.

NOW THEREFORE, BE IT RESOLVED by the Manchester Township Planning Board, of Ocean County, in the State of New Jersey as follows:

1. Upon notice duly provided in a manner consistent with the requirements of N.J.S.A. 40:55D-13, the Board conducted a public hearing on June 18, 2025 on the HEFSP dated June, 2025, which was prepared by the Township’s by the Township’s Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

2. At the public hearing conducted by the Board on June 18, 2025, the Board heard and considered the testimony of its Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

3. At the public hearing the Board found the following amendments necessary, 1 the Note on p. 27 shall reflect the township will be providing water from the Hovsons, Inc./Heritage Mineral site, 2. the Stevola tract on p. 28 will no longer be providing affordable housing, and 3. The Hovsons, Inc./Heritage Mineral site will likely reflect an affordable set aside between 10% with a maximum of 20%.

4. At the June 18, 2025 hearing, the Board that determined that the HEFSP was consistent with the goals and objective of the Township’s Master Plan, and that adoption and that implementation of the Housing Element and Fair Share Plan as an element of the Township’s Master Plan was in the public interest, protects public health and safety, and promotes the general welfare; and


5. Based upon the foregoing, the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan dated June 2, 2025 and amended on June 18, 2025 prepared by its Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

6. Based upon the foregoing findings, the Board hereby recommends that the HEFSP be formally endorsed by the Township Committee in furtherance of its constitutional obligations with respect to affordable housing.

7. The Board authorizes the Chairman of the Board to sign the memorializing Resolution adopted at the time of the June 18, 2025 hearing and authorizes the Board Secretary to submit this signed Resolution to the Municipal Clerk for submission to the Township Committee with the recommendation by the Board that the HEFSP be endorsed by the Township Committee and duly filed with the Court by June 30, 2025.

CERTIFICATION

I, Amanda Kisty, Secretary of the Township of Manchester Planning Board, in the County of Ocean and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Municipal Building, 1 Colonial Drive, Manchester, New Jersey on the 18th day of June, 2025 and as memorialized at the public meeting held on the 18th day of June, 2025.


AMANDA KISTY, SECRETARY
MANCHESTER TOWNSHIP
PLANNINGBOARD


WILLIAM BARRON, CHAIRMAN