

PLUMSTED TOWNSHIP LAND USE BOARD

RESOLUTION NUMBER: 2025-08

**RESOLUTION OF THE PLUMSTED TOWNSHIP LAND USE 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 Plumsted Township (the "Township"), by the Township's Affordable Housing Professional Planning consultant, Malvika Apte, PP, AICP of CME Consulting & Municipal Engineers; 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 immunity and demonstrate the Township's compliance with its constitutional obligation with regard to Affordable Housing initiatives; and

WHEREAS, on in March of 2024 P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. DCA was required to calculate the Fourth Round rehabilitation (present need) and prospective need obligations for municipalities within the State; and

WHEREAS, on January 15, 2025, the Plumsted Township Committee adopted Resolution #2025-73, accepting the determination of the Township's Fourth Round Present Need/Rehabilitation Obligation of 22 units and Prospective Need of 33 units established by the State of New Jersey, Department of Community Affairs ("DCA"); and

WHEREAS, the Township proposes to satisfy the its Prior, Third and Fourth Round obligation through overly zoning, a market to affordable program, supportive and special needs housing and an inclusionary development; and

WHEREAS, notice of the hearing on the proposed HEFSP was duly provided by the Plumsted Township Land Use 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 6, 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 Plumsted Township Land Use 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 6, 2025 on the HEFSP dated May 21, 2025, which was prepared by the Township's by the Township's Affordable Housing Professional Planning consultant, Malvika Apte, PP, AICP of CME Consulting & Municipal Engineers.

2. At the public hearing conducted by the Board on June 6, 2025, the Board heard and considered the testimony of its Affordable Housing Professional Planning consultant, Malvika Apte, PP, AICP of CME Consulting & Municipal Engineers.

3. At the June 6, 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

4. Based upon the foregoing, the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan dated May 21, 2025 prepared by its Affordable Housing Professional Planning consultant, Malvika Apte, PP, AICP of CME Consulting & Municipal Engineers.

5. 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.

6. The Board authorizes the Chairman of the Board to sign the memorializing Resolution adopted at the time of the June 6, 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, Cynthia MacReynolds, Secretary of the Township of Plumsted Land Use 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, 121 Evergreen Rd., New Egypt, New Jersey on the 6th day of June, 2025 and as memorialized at the public meeting held on the 19th day of June, 2025.



Robert S. O'Neill
Vice Chairman
Township of Plumsted
Land Use Board



Cynthia MacReynolds
Secretary
Township of Plumsted
Land Use Board

