

ORDINANCE NO. 2026-09**AN ORDINANCE OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, INCORPORATING THE UNIFORM HOUSING AFFORDABILITY CONTROLS OF THE STATE OF NEW JERSEY**

WHEREAS, the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., requires municipalities to provide a realistic opportunity for the creation of affordable housing to meet their fair share obligations; and

WHEREAS, in furtherance of the Fair Housing Act and the *Mt. Laurel* doctrine, the New Jersey Housing and Mortgage Agency (the "Agency") has issued and adopted through regulation the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq, as amended and supplemented to date and as may be amended and supplemented in the future ("UHAC"); and

WHEREAS, the Borough of Surf City (the "Borough") has adopted a Housing Element and Fair Share Plan and seeks to ensure compliance with its affordable housing obligations; and

WHEREAS, the Borough Council finds it necessary and appropriate to assure that affordable housing created pursuant to the Housing Element and Fair Share Plan remains conforming with UHAC, including the affirmative marketing and long-term management of such housing.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Surf City, County of Ocean, State of New Jersey, a majority of the full authorized membership thereof affirmatively concurring, that:

SECTION 1. Purpose and Authority

This ordinance expressly requires compliance through the municipal code with the requirements and obligations of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as may be amended.

SECTION 2. Applicability

This ordinance shall apply to all affordable housing units regulated by UHAC, consistent with the applicability scope set forth therein.

SECTION 3. Plan of Compliance

Any application for development which results in or proposes the creation of affordable housing units shall include a proposed method of compliance for such a development's generated RDP at a presumptive set-aside of 20% of the proposed development, which mechanism shall be consistent with UHAC in effect as of the date of the application for development. A copy of any such compliance statement shall be held on file with the Township's affordable housing agent or administrator, as identified and approved according to UHAC, and satisfaction of such a method of compliance shall be a condition precedent to the final certificate of occupancy issued by the

Borough for any such development, should such a development be approved by the applicable municipal board.

SECTION 4. Severability

If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, such invalidity shall not affect the remaining portions of this ordinance.

SECTION 5. Effective Date

This ordinance shall take effect upon final passage and publication, as required by law.

PUBLIC NOTICE

Public Notice is hereby given that the foregoing Ordinance was introduced and passed on the first reading at a regular meeting of the Mayor and Council of the Borough of Surf City, County of Ocean, State of New Jersey, on Wednesday, February 18, 2026, at 5:00 PM at 813 Long Beach Boulevard, Surf City, New Jersey.

Further notice is given that said Ordinance will be considered for final passage and adoption after a public hearing, to be held at a regular meeting of the Mayor and Council on Wednesday, March 11, 2026, at 5:00 P.M. in the Municipal Building, 813 Long Beach Blvd., Surf City, New Jersey, at which time and place, any person desiring to be heard upon the same will be given the opportunity to be so heard. Full copies of this ordinance are available for public inspection in the office of the Municipal Clerk during regular business hours and at www.surfcitynj.org/publicnotice.

CHRISTINE HANNEMANN, RMC/CMR/QPA

Borough Clerk/Administrator

CERTIFICATE AS TO ORDINANCE

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, in the County of Ocean, New Jersey, HEREBY CERTIFY that annexed hereto is a true and complete copy of Ordinance No. 2026-09, which was introduced at a duly convened meeting of the Borough Council on February 18, 2026, and finally adopted at a duly convened meeting of the Borough Council on March 11, 2026.

IN WITNESS WHEREOF, I hereby set my hand and the seal of the Borough on this 18th day of March 2026.

BOROUGH OF SURF CITY, IN THE
COUNTY OF OCEAN, NEW JERSEY

Christine Hannemann
CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator



Method	Approved			Denied		Carried		Note
	Moved	Second	Ayes	Nays	Abstain	Absent		
Council Member DeBenedetto			/					
Hartney						/		
Wm. Hodgson	/		/					
Lieber			/					
Little			/					
Siciliano		/	/					

Method	Approved			Denied		Carried		Note
	Moved	Second	Ayes	Nays	Abstain	Absent		
Council Member DeBenedetto						/		
Hartney			/					
Wm. Hodgson			/					
Lieber		/	/					
Little			/					
Siciliano	/		/					

AFFIDAVIT OF WEB PUBLICATION

I, Christine Hannemann, attest and certify that, as the website manager, I published public notice for the public hearing for Ordinance 2026-09 on the Borough website on February 19, 2026, after it was introduced on first reading on February 18, 2026.

I further attest and certify that I published public notice of the adoption of Ordinance 2026-09 to the Borough website on March 16, 2026, after the public hearing and final reading on March 11, 2026.

The full text of each ordinance is included in the same PDF file as the public notice on the webpage.

A copy of each notice is attached and can be verified via the website's metadata, as attached.

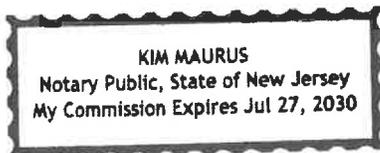
Christine Hannemann

Christine Hannemann, RMC/CMR/QPA

Borough Clerk/Administrator

State of New Jersey, County of Ocean

On this 18th of March before me, Kim Maurus, personally appeared Christine Hannemann, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that [he/she/they] executed the same in their authorized capacity.



SEAL

Kim Maurus

NOTARY SIGNATURE

BOROUGH OF SURF CITY

COUNTY OF OCEAN

PUBLIC NOTICE

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Further notice is given that said Ordinance will be considered for final passage and adoption after a public hearing, to be held at a regular meeting of the Mayor and Council on Wednesday, March 11, 2026, at 5:00 P.M. in the Municipal Building, 813 Long Beach Blvd, Surf City, New Jersey, at which time and place, any person desiring to be heard upon the same will be given the opportunity to be so heard. Full copies of this ordinance are available for public inspection in the office of the Municipal Clerk during regular business hours and at www.surfcitynj.org/publicnotice

ORDINANCE NO. 2026-09

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WHEREAS, the Borough of Surf City (the "Borough") has adopted a Housing Element and Fair Share Plan and seeks to ensure compliance with its affordable housing obligations; and

WHEREAS, the Borough Council finds it necessary and appropriate to assure that affordable housing created pursuant to the Housing Element and Fair Share Plan remains conforming with UHAC, including the affirmative marketing and long-term management of such housing;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Surf City, County of Ocean, State of New Jersey, a majority of the full authorized membership thereof affirmatively concurring, that:

Uploaded on: February 19, 2026
Uploaded by: edclerk@conestant.com
Uploaded to: [PUBLIC NOTICE](#)
File name: 2026-09-AFH.pdf
File type: application/pdf
File size: 125 KB

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BOROUGH OF SURF CITY

COUNTY OF OCEAN

PUBLIC NOTICE

Public Notice is hereby given that the foregoing Ordinance 2026-09 was adopted after a public hearing at a regular meeting of the Mayor and Council of the Borough of Surf City, County of Ocean, State of New Jersey, on Wednesday, March 11, 2026, at 5:00 PM at 813 Long Beach Boulevard, Surf City, New Jersey.

Full copies of this ordinance are available for public inspection in the office of the Municipal Clerk during regular business hours and at www.surfcitynj.org/publicnotice.

CHRISTINE HANNEMANN, RMC/CMR/QPA

Borough Clerk/Administrator

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NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Surf City, County of Ocean, State of New Jersey, a majority of the full authorized membership thereof affirmatively concurring, that:

SECTION 1. Purpose and Authority

Uploaded on: March 15, 2026
Uploaded by: siddhik@concur.com
Uploaded to: PUBLIC NOTICE
File name: 2026-09-AFH-FINAL-NOD.pdf
File type: application/pdf
File size: 148 KB

Title	Caption	Description	File URL:
2026-09 AFH FINAL NOD			https://surfcitynj.org/wp-content/uploads/2026/03/2026-09-AFH-FIN

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MAYOR'S CERTIFICATION

I, Francis R. Hodgson, Mayor of the Borough of Surf City do hereby approve the adoption of Ordinance 2026-09 on this 18th day of March 2026.

A handwritten signature in black ink, appearing to read "Francis R. Hodgson", written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

FRANCIS R. HODGSON

MAYOR OF SURF CITY

