

**RESOLUTION OF THE UNIFIED PLANNING/ZONING
BOARD OF THE BOROUGH OF SEA BRIGHT ADOPTING
A FOURTH ROUND HOUSING ELEMENT AND FAIR
SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c. 2 (the "Act"), which established a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State of New Jersey's Fair Housing Act; and

WHEREAS, N.J.S.A. 52:27D-304.1(c) of the Act provides that prior to the beginning of each new 10-year round of affordable housing obligations beginning with the Fourth Round on July 1, 2025, the State of New Jersey's Department of Community Affairs (the "DCA") is tasked with determining municipal present and prospective need in accordance with the formulas established at N.J.S.A. 52:27D304.2 and N.J.S.A. 52:27D-304.3; and

WHEREAS, N.J.S.A. 52:27D-304.1(d) further provides that the DCA was required to prepare and submit a report to the Governor and Legislature on the calculations of such municipal obligations by October 20, 2024; and

WHEREAS, in accordance with the requirements of the Act, on October 18, 2024, the DCA provided a report setting forth its non-binding calculations of municipalities' present and prospective need for affordable housing for the Fourth Round using the formulas set forth at N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D304.3 (the "Report"); and

WHEREAS, the Report determined the Borough's Present Need obligation be 0 units and its Prospective Need obligation to be 46 units; and

WHEREAS, N.J.S.A. 52:27D-304.1(f) provides that the Borough is required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established at N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3 and adopt a Housing Element and Fair Share Plan ("HEFSP") based on this determination (as may be adjusted by the Affordable Housing Dispute Resolution Program (the "Program") in accordance with the Act); and

WHEREAS, for the Fourth Round of affordable housing obligations, this determination of present and prospective fair share obligation was required to be made by binding resolution no later than January 31, 2025;

WHEREAS, on January 21, 2025, the Mayor and Council of the Borough of Sea Bright adopted Resolution No. 41-2025 establishing the Borough's Fourth Round Present Need obligation as 0 units and Prospective Need obligation as 46 units pursuant to the Act at N.J.S.A. 52:270-301 et seq., per P.L. 2024, c.2; and

WHEREAS, the Borough filed a declaratory judgment action with the Affordable Housing Dispute Resolution Program within 48 hours of adoption of the Resolution; and

WHEREAS, the Board's Planners prepared a Fourth Round Housing Element and Fair Share Plan ("HEFSP"), which has been reviewed by the members of the Board, and a copy of which is attached hereto as Exhibit A; and

WHEREAS, the HEFSP includes a Vacant Land Adjustment, which results in a Realistic Development Potential of 11 units with an unmet need of 35 units; and

WHEREAS, on June 10, 2025, the Board conducted a public hearing upon notice duly given pursuant to N.J.S.A. 40:55D-13, and voted to adopt the HEFSP; and

WHEREAS, the Board has determined that the attached Fourth Round HEFSP is consistent with the goals and objectives of the Borough's current Master Plan, and that the adoption and implementation of the HEFSP is in the public interest and protects public health and safety and promotes the general welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Unified Planning/Zoning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey, that the Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

ADOPTED this 10th day of June 2025 on a motion offered by Councilman Marc A. Leckstein and a second offered by Frank Lawrence.

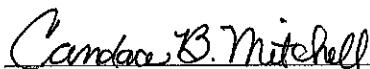
VOTE ON ROLL CALL:

IN FAVOR: Ms. Bills, Mr. Cashmore, Mr. DeSio, Mayor Kelly, Mr. Lawrence, Councilman Leckstein, and Mr. Middleton

OPPOSED: none

CERTIFICATION

I, Candace B. Mitchell, Secretary of the Unified Planning/Zoning Board of the Borough of Sea Bright, County of Monmouth, State of New Jersey, do hereby certify the attached is a true copy of the Resolution by the Unified Planning/Zoning Board at its regular meeting on June 10, 2025.



Candace B. Mitchell, Secretary
Borough of Sea Bright Unified Planning/Zoning Board