

BOROUGH OF BELMAR
PLANNING BOARD
NOTICE OF ADOPTION OF RESOLUTION

Amended Fourth Round Housing Element and Fair Share Plan

PLEASE TAKE NOTICE that on March 4, 2026, the Planning Board of the Borough of Belmar, Monmouth County, New Jersey adopted a Resolution approving and adopting the Borough's Amended Fourth Round Housing Element and Fair Share Plan ("HEFSP").

The HEFSP was prepared pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (as amended by P.L.2024, c.2, "A4"), and in accordance with the Mount Laurel Doctrine as established by the New Jersey Supreme Court. The HEFSP addresses the Borough's affordable housing obligations for the Fourth Round period of 2025–2035.

The Borough's Fourth Round obligations, as established by the New Jersey Department of Community Affairs and confirmed by court order, consist of a Present Need (Rehabilitation) Obligation of 0 units and a Prospective Need (New Construction) Obligation of 43 units.

The HEFSP was prepared by Christine Bell, PP, AICP, CFM of Leon S. Avakian, Inc., the Borough Planner, and represents an amendment to the Original HEFSP (dated June 2025), prepared in accordance with the terms of a mediation agreement with Fair Share Housing Center. A public hearing on the HEFSP was held on March 4, 2026, after notice was provided in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-13.

The Planning Board determined that the HEFSP is consistent with the goals and objectives of the Borough's current Master Plan and that adoption of the HEFSP is in the best interest of the Borough.

A copy of the adopted Resolution and HEFSP is on file in the office of the Borough Clerk, Borough of Belmar, and is available for public inspection during normal business hours.

April Claudio
Planning Board Secretary
Borough of Belmar Planning Board