BOROUGH OF NEPTUNE CITY
COUNTY OF MONMOUTH STATE OF NEW JERSEY
NOTICE OF ORDINANCE INTRODUCTION
ORDINANCE 2026-08

AN ORDINANCE AUGMENTING CHAPTER 15: "LAND USE PROCEDURES" OF THE BOROUGH'S REVISED GENERAL ORDINANCES TO CREATE NEW ARTICLE V, "AFFORDABLE HOUSING REGULATIONS" IMPLEMENTING THE BOROUGH'S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

This ordinance summary published herewith was introduced and passed upon first reading at a meeting of the Governing Body of the Borough of Neptune City, in the County of Monmouth, New Jersey, held Friday, February 27, 2026. This ordinance is designed to implement the Neptune City Borough Housing Plan adopted by the Borough Planning Board and provides for updated affordable housing regulations to conform with applicable provisions of the Uniform Housing Affordability Controls (UHAC) promulgated by the New Jersey Housing and Mortgage Finance Agency at N.J.A.C.5:80-26 *et seq*, the amended Fair Housing Act at N.J.S.A. 52:27D-301 *et seq*., the Fair Housing Act Regulations promulgated by the Department of Community Affairs, Division of Local Planning Services ("LPS") at N.J.A.C. 5:99 *et seq*., and statutorily upheld existing regulations of the former Council on Affordable Housing ("COAH") at N.J.A.C. 5:93 and 5:97. This Ordinance augments Chapter 15, Land Use Procedures and creates new Article 5, Affordable Housing Regulations, Sections §15-45 - §15-66. This Ordinance will be further considered for passage and final adoption after public hearing thereon, at a meeting of said Governing Body to be held at the Neptune City Borough Hall, 106 West Sylvania Avenue, Neptune City, New Jersey 07753 on Tuesday, March 10, 2026 at 6:00 p.m. or as soon thereafter. Copies of said ordinance will be made available at the Municipal Clerk's Office to the members of the general public during regular business hours Monday through Friday 8:30 A.M. to 4:30 P.M. or by emailing clerk@neptunecitynj.com. This information is also posted on our website, https://www.neptunecitynj.com, under "Public Notices."