

**BOROUGH OF HIGHLANDS LAND USE BOARD**  
**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that, pursuant to N.J.S.A. 40:55D-13 of the Municipal Land Use Law (the “MLUL”), the Borough of Highlands Land Use Board will conduct a public hearing at the Municipal Building, 151 Navesink Ave. Highlands, New Jersey 07732 at 7:00 p.m. on June 12, 2025 to hear public comment on the adoption of the Borough’s Housing Element and Fair Share Plan (“HEFSP”), which will amend the Borough’s Master Plan. The Land Use Board will also have a hearing on a Spending Plan. After public comment, the Land Use Board shall consider adoption of the HEFSP and Spending Plan by way of resolution.

The proposed HEFSP was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the MLUL and the mandatory requirements of a Housing Element under the recently amended New Jersey Fair Housing Act (P.L. 2024, c.2), relevant regulations of the New Jersey Council On Affordable Housing (“COAH”), and other applicable law. For ease in reference, the FHA as amended shall be referred to as “FHA II” in this Notice. The HEFSP also delineates the actions taken, and to be taken, by the Borough to satisfy its affordable housing responsibilities under applicable laws.

The HEFSP, an element of the Borough’s Master Plan, describes how the Borough will meet its affordable housing obligations through various compliance mechanisms. The Borough’s fourth round affordable housing obligation was determined and ordered by the Affordable Housing Dispute Resolution Program, in the matter bearing Docket No. MON-L-196-25 to be a present need or rehabilitation component of zero (0) affordable units and a prospective need or new construction obligation of thirty (30) units for the period of 2025 to 2035.

The Spending Plan shows how much money the Borough has in its affordable housing trust fund; how much it anticipates receiving by June 30, 2035 and how it plans to spend trust fund money in accordance with FHA II and applicable law.

A copy of the proposed HEFSP of the Borough’s Master Plan, the Spending Plan and any other relevant documents, are on file for public inspection starting on June 2, 2025 and available Monday through Friday in the Municipal Building, 151 Navesink Ave Highlands, New Jersey 07732 during regular business hours. Any party interested in commenting on the HEFSP may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date.

Nancy Tran  
Planning Board Secretary