

BOROUGH OF HIGHLANDS LAND USE BOARD
NOTICE OF HEARING ON ADOPTION OF AMENDMENT TO FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN

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 6:30 p.m. on March 12, 2026 to hear public comment on the adoption of an amendment to the Borough’s Fourth Round Housing Element and Fair Share Plan, an element of the Borough’s Master Plan (the “HEFSP Amendment”). After public comment, the Land Use Board shall consider adoption of the HEFSP Amendment by way of resolution.

The proposed HEFSP Amendment 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. The HEFSP Amendment to the Fourth Round Housing Element and Fair Share Plan is required due to the Borough’s participation in the Affordable Housing Dispute Resolution Program and is a requirement under its settlement with Fair Share Housing Center. The HEFSP Amendment to the Fourth Round Housing Element and Fair Share Plan, an element of the Borough’s Master Plan, also delineates the actions taken, and to be taken, by the Borough to create a “realistic opportunity” to satisfy its “fair share” of the regional need for affordable housing.

A copy of the proposed HEFSP Amendment to the Fourth Round Housing Element and Fair Share Plan of the Borough’s Master Plan shall be on file for public inspection and review free of charge at least ten (10) days prior to the public hearing in the office of the Land Use Board Secretary, Monday through Friday in the Municipal Building, 151 Navesink Ave. Highlands, New Jersey 07732 during regular business hours and is posted on the Borough’s website. Any party interested in commenting on the HEFSP Amendment to the Fourth Round Housing Element and Fair Share Plan may do so at the public hearing or may submit written comments to the Land Use Board prior to the public hearing date.