

Ordinance O-26-03
ORDINANCE SUMMARY

Borough of Highlands, County of Monmouth, Ordinance O-26-03 – REPEALING SECTIONS 2 AND 3 OF CHAPTER 26, AND AMENDING CHAPTER 26, SECTION 1 OF THE ZONING ORDINANCE OF THE BOROUGH OF HIGHLANDS TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS

This Ordinance repeals Sections 2 and 3 of Chapter 26 of the Borough of Highlands Code and amends Section 1 of Chapter 26 of the Borough of Highlands Code to incorporate the Borough’s Housing Element and Fair Share Plan and comprehensively address the Borough’s constitutional obligations to provide for its fair share of very low-, low-, and moderate-income housing as reflected in the amended New Jersey Fair Housing Act as well as new rules issued by the Department of Community Affairs, Division of Local Planning Services and the New Jersey Housing and Mortgage Finance Agency’s Uniform Housing Affordability Controls. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law.

This Ordinance was introduced and passed on first reading at the Borough Council meeting on February 18, 2026. It will be further considered for final passage after a public hearing at a meeting of the Governing Body to be held on March 12, 2026 at 7:30 p.m. at the Municipal Building, 151 Navesink Avenue, Highlands, NJ 07732, at which time all persons who may be interested therein will be given an opportunity to be heard. A copy of the Ordinance is available, without charge, at the Borough of Highlands Borough Clerk’s office, 151 Navesink Avenue, Borough of Highlands, NJ 07732, between the hours of 8:30 a.m. and 4:30 p.m. It is also available on our website at www.highlandsnj.gov.

Nancy Tran, Municipal Clerk