

AFFIDAVIT OF PUBLICATION

STATE OF NEW JERSEY,

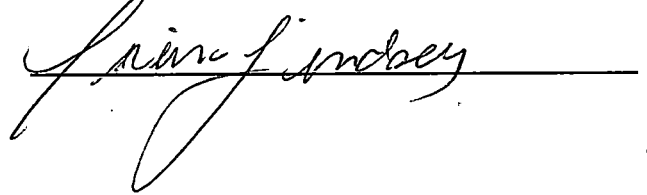
SS:

COUNTY OF MONMOUTH,

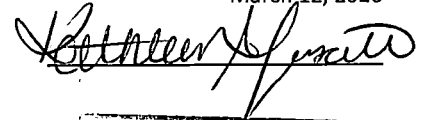
BOROUGH OF EATONTOWN

TRINA LINDSEY

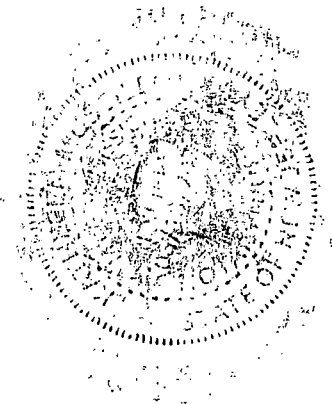
Of the Borough of Eatontown
who being duly sworn, depose and saith that
the advertisement, of which the annexed is a
true copy, has been published in **The Asbury
Park Press**, a newspaper printed and published
in **Neptune**, in the County and State **1** times
successively, once in each week commencing on
the **3rd** day of **March A.D. 2026**



Sworn and subscribed before me
March 12, 2026



KATHLEEN MUSCILLO
Notary Public, State of New Jersey
Comm. # 006020218
My Commission Expires 08/18/2027



NOTICE:

Ordinance Intro 05-2026: Multifamily Affordable Housing 3-Zone

Asbury Park Press, Neptune

Publication Logo
Unavailable

Publication Name:
Asbury Park Press, Neptune

Publication URL:

Publication City and State:
Neptune , NJ

Publication County:
Monmouth

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202603121044588403736
2562828067

Notice URL:

[Back](#)

Notice Publish Date:
Tuesday, March 03, 2026

Notice Content

BOROUGH OF EATONTOWN – NOTICE OF ORDINANCE INTRODUCTION NOTICE is hereby given that Ordinance 05-2026 - Ordinance of the Borough of Eatontown Entitled "ORDINANCE OF THE BOROUGH OF EATONTOWN, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY CHAPTER 89, LAND USE, ARTICLE VII, AREA BULK AND USE REQUIREMENTS CREATING A NEW SECTION, SECTION 89-54.4 "R-MFMU ZONE-AH3 MIXED USE MULTIFAMILY AFFORDABLE HOUSING 3-ZONE" was introduced and passed upon first reading at a regular meeting of the Governing Body of the Borough of Eatontown, NJ held Wednesday, February 25, 2026. It will be further considered for final passage after a public hearing thereon at a meeting of the Governing Body to be held at the Municipal Building, 47 Broad St., Eatontown, NJ 07724 on Wednesday, March 11, 2026, at 7:30pm or as soon thereafter. Copies are available to the general public who request such copies at the office of the Borough Clerk and at the Borough website, www.eatontownnj.com under Public Notices. By Order of the Mayor and Council of the Borough of Eatontown: Trina Lindsey, RMC, Borough Clerk ORDINANCE 05-2026 ORDINANCE OF THE BOROUGH OF EATONTOWN, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY CHAPTER 89, LAND USE, ARTICLE VII, AREA BULK AND USE REQUIREMENTS CREATING A NEW SECTION, SECTION 89-54.4 "R-MFMU ZONE-AH3 MIXED USE MULTIFAMILY AFFORDABLE HOUSING 3-ZONE WHEREAS, the Borough of Eatontown, County of Monmouth, State of New Jersey, (hereinafter, "Borough" or "Eatontown") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on from the Court in the matter captioned In the Matter of the Application of the Borough of Eatontown, County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2522-15 thereby immunizing the Borough from builder's remedy litigation until July 1, 2025 (the "Third Round Litigation") ; and WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or the "Act"); and WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the Present Need, also referred to as the rehabilitation obligation, and the Round 4 Prospective Need of all municipalities by October 20, 2024 based upon the criteria on the Amended FHA; and WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the Present Need and the Round 4 Prospective Need obligation for all municipalities based upon its interpretation of the standards in the Act; and WHEREAS, the DCA Report calculates Eatontown's Round 4 (2025-2035) Present Need (Rehabilitation) Obligation as 20 units and its Round 4 Prospective Need Obligation as 193 units; and WHEREAS, the Borough adopted Resolution 45-2025 accepting the DCA's Fourth Round Present Need (Rehabilitation) calculation of 20 units but it rejected the DCA's calculation of the Borough's Fourth Round Prospective Need (New Construction) calculation of 193 units and instead calculated the obligation at 180 units in conformance with the Amended FHA; and WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint within 48

play of light and shadow. Long, uninterrupted horizontal facades and architectural elements are discouraged. 2. Building facades shall be staggered horizontally to break the monotony of continuous horizontal facades and include vertical offsets, inset balconies or changes in exterior finish that combine to break the building mass and provide visual interest. F.. Affordable Housing Requirements. All affordable housing units shall meet the requirements of the Amended FHA, and the Uniform Housing Affordability Controls as last amended and the Borough's Affordable Housing Ordinance. G. The development is subject to Section 89-105.2 (Development Impact Fees). IT IS FURTHER ORDAINED, that if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective. IT IS FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict. IT IS FURTHER ORDAINED, that is Ordinance shall take effect upon passage and publication in accordance with applicable law. (\$241.12)

[Back](#)