

**PUBLIC HEARING-
NOTICE OF PLANNING BOARD HEARING
CITY OF NORTHFIELD
ADOPTION OF THE CITY'S AMENDED
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 City of Northfield Planning Board will conduct a public hearing at **7:00 p.m.** on **March 7, 2024** at **City Hall, at 1600 Shore Road, Northfield, New Jersey 08225** to hear public comment on the adoption of the City's Amended Housing Element and Fair Share Plan, which will amend the City's Master Plan. After public comment, the Planning Board shall consider adoption of the Amended Housing Element and Fair Share Plan by way of resolution.

The proposed Amended Housing Element and Fair Share Plan 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 New Jersey Fair Housing Act (N.J.S.A. 52:27D-310), relevant regulations of the New Jersey Council on Affordable Housing ("COAH"), and the terms and conditions set forth in a court-approved Mount Laurel Settlement Agreement, dated April 27, 2018, between the City and Fair Share Housing Center ("FSHC"), which was amended on January 16, 2024. The plan is being amended to incorporate a 100% affordable senior rental project with the Diocese of Camden, and alterations to how projects included in the City's current Housing Element and Fair Share Plan are credited toward the City's affordable housing obligations. The Amended Housing Element and Fair Share Plan also delineates the actions taken, and to be taken, by the City to create a "realistic opportunity" to satisfy its "fair share" of the regional need for affordable housing, set forth in the court-approved Settlement Agreement with FSHC, as amended.

A copy of the proposed Amended Housing Element and Fair Share Plan of the City's Master Plan, and any other relevant documents, are on file for public inspection in the City of Northfield Municipal Clerk Office, 1600 Shore Road, Northfield, New Jersey 08225 during normal business days during the hours of 8:30 am to 4:30 pm Monday through Friday, excluding holidays. Any party interested in commenting on the Amended Housing Element and Fair Share Plan may do so at the public hearing.

Robin M. Atlas
Planning Board Secretary