

TOWN OF GUTTENBERG PLANNING 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 Town of Guttenberg Planning Board will conduct a public hearing at the Town of Guttenberg Council Chambers, 6808 Park Avenue, Guttenberg, New Jersey 07093 at 4:00 p.m. on September 24, 2025 to hear public comment on the adoption of the Town’s Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which will amend the Town’s Master Plan. After hearing public comment, the Land Use Board shall consider adoption of the Fourth Round Housing Element and Fair Share Plan by way of Resolution and forward to the Town’s Mayor and Council for its review.

The proposed Fourth Round 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 amended New Jersey Fair Housing Act (P.L. 2024, c.2), applicable regulations of the New Jersey Council on Affordable Housing (“COAH”), and the Administrative Office of the Courts Directive #14-24. The Fourth Round Housing Element and Fair Share Plan also delineates the actions taken, and to be taken, by the Town to create a “realistic opportunity” to satisfy its “fair share” of the regional need for affordable housing.

The 2025 HEFSP, an element of the Town’s Master Plan, describes how the Town will meet its fourth-round affordable housing obligation, including outstanding second and third-round and new fourth-round obligations, through various compliance mechanisms. The Town’s fourth-round affordable housing obligation was determined by the New Jersey Department of Community Affairs to be a present need or rehabilitation component of one hundred sixteen (116) affordable units and a prospective need or new construction obligation of forty six (46) units for the period of 2025 to 2035.

A copy of the proposed Fourth Round Housing Element and Fair Share Plan of the Town’s Master Plan, and any other relevant documents, are on file for public inspection starting on September 12, 2025 and available Monday through Friday in the Office of the Town Clerk and Planning Board Secretary, 6808 Park Avenue, Guttenberg, New Jersey 07093 during regular business hours. Any party interested in commenting on the Fourth Round Housing Element and Fair Share Plan may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date.

Ashley Valdez
Town of Guttenberg
Planning Board Secretary