

## **Medford Township Planning Board**

### **Notice of Public Hearing**

The New Jersey Supreme Court, in Mount Laurel II, ruled that each municipality in New Jersey has a constitutional obligation to provide its fair share of the region's affordable housing needs.

The New Jersey Municipal Land Use Law, N.J.S. 40:55D-1 et. seq. (MLUL) provides that a Municipal Planning Board has jurisdiction to adopt a Master Plan consisting of a report or statement of land use and development proposal with maps, diagrams and text which must contain a statement of the objections, principals, assumptions, policies and standards for the physical, economic and social development of the municipality; and

The MLUL, N.J.S.A. 40:55D-28 (2) provides that the Master Plan must contain a "land use element" and, under N.J.S.A. 40:55D-28 (3), must further contain a Housing Plan Element; and

The Township's Affordable Housing Planner, Environmental Resolutions, Inc, has prepared the 2025 Medford Township Housing Element and Fair Share Plan as an Amendment to the Medford Township Master Plan 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 the Administrative Office of the Courts Directive #14-24. The 2025 Housing Element and Fair Share Plan also delineates the actions taken, and to be taken, by the Township to create a "realistic opportunity" to satisfy its "fair share" of the regional need for affordable housing.

The New Jersey Municipal Land Use Law requires the Planning Board to conduct a public hearing prior to adoption of the Housing Element and Fair Share Plan as an amendment to the Medford Township Master Plan. The public hearing will be held on Wednesday, June 25, 2025 at 6:30 pm, prevailing time, at the Medford Township Public Safety Building, located at 91 Union Street, Medford, New Jersey 08055. Action may be taken at said meeting including adoption of a Resolution approving and adopting the 2025 Medford Township Housing Element and Fair Share Plan as an amendment to the Medford Township Master Plan. Copies of the proposed 2025 Medford Township Housing Element and Fair Share Plan are available for public review at the Planning Office in the Medford Township Municipal Building located at 49 Union Street, Medford, New Jersey 08055, and may be inspected by any interested party during regular business hours, normally 8:30 am to 4:30 pm. Any party interested in commenting on the 2025 Medford Township 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.