

**TOWNSHIP OF UPPER**  
**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that the Township of Upper Planning Board, pursuant to N.J.S.A. 40:55D-13 of the Municipal Land Use Law (the “MLUL”), will hold a special public hearing at the Municipal Building of the Township of Upper located at 2100 Tuckahoe Road, Petersburg, NJ 08270 at 3:00 p.m. on Monday, June 30, 2025 to hear public comment on the adoption of the Township’s Fourth Round Housing Element and Fair Share Plan (“HEFSP”), which will amend the Township’s Master Plan. After public comment, the Planning Board shall consider adoption of the Fourth Round HEFSP by way of resolution.

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 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 Fourth Round HEFSP 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 2025 HEFSP, an element of the Township’s Master Plan, describes how the Township will meet its Fourth Round (2025-2035) affordable housing obligation through various compliance mechanisms. The Township’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 zero (0) affordable units and a prospective need or new construction obligation of forty-seven (47) units for the period of 2025 to 2035.

A copy of the proposed Fourth Round Housing Element and Fair Share Plan of the Township’s Master Plan, and any other relevant documents, are on file for public inspection starting on June 20, 2025 and available Monday through Friday in the Township Clerk’s Office, located at 2100 Tuckahoe Road, Petersburg NJ 08270, during regular business hours. Any party interested in commenting on the Fourth Round HEFSP may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date.

Elizabeth Oaks  
Planning Board Secretary