



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 26-085

SEEKING APPROVAL OF AN UPDATED SPENDING PLAN

WHEREAS, the Borough of Highlands (hereinafter “Borough” or “Highlands”) adopted a Development Fee Ordinance, which established standards for the imposition and collection of development fees; and

WHEREAS, in addition, the New Jersey Legislature adopted the Statewide Nonresidential Development Fee Act (SNDFA) authorizing and directing municipalities to impose a fee on nonresidential development, subject to specified exceptions; and

WHEREAS, the Borough imposed and collected fees in accordance with its Development Fee Ordinance and the SNDFA; and

WHEREAS, the Borough deposited fees collected in an affordable housing trust fund; and

WHEREAS, the Borough adopted a Spending Plan to show how the Borough planned to spend the trust fund money in accordance with applicable laws in June of 2025.

WHEREAS, in December of 2025, several months after the Land Use Board adopted the HEFSP in June of 2025, the New Jersey Department of Community Affairs (“DCA”) provided regulations governing how affordable housing fees may be spent; and

WHEREAS, the Borough wishes to demonstrate its commitment to spending trust fund monies in accordance with current laws; and

WHEREAS, accordingly, to comply with the new DCA regulations that only became available in December of 2025, the Borough’s affordable housing planner has updated the Spending Plan; and

WHEREAS, the Updated Spending Plan dated March 2026 is attached hereto; and

WHEREAS, the Borough has reviewed the Updated Spending Plan and finds that it is in the best interest of the Borough to adopt it and seek approval of same in conjunction with efforts to secure approval of its HEFSP as amended.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Highlands, County of Monmouth, State of New Jersey, as follows:

1. The Borough Council of the Borough of Highlands hereby adopts the Updated Spending Plan attached hereto.
2. The Borough Council hereby directs its professionals to seek approval of the Updated Spending Plan in conjunction with their efforts to secure approval of the Borough’s HEFSP as amended.
3. The Borough Council authorizes its professionals to provide such clarifications or supplemental documents as they deem fit in their efforts to secure approval of the Updated Spending Plan.
4. This Resolution shall take effect immediately upon adoption, according to law.

Motion to Approve R 26-085:

| | INTRODUCED | SECOND | AYE | NAY | ABSTAIN | ABSENT |
|-----------|------------|--------|-----|-----|---------|--------|
| CERVANTES | | | | | | |
| CHELAK | | | | | | |
| MELNYK | | | | | | |
| OLSZEWSKI | | | | | | |
| BROULLON | | | | | | |

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk’s Office.

DATE OF VOTE: March 12, 2026

Nancy Tran, Municipal Clerk
Borough of Highlands