

**PUBLIC NOTICE
TOWNSHIP OF FRANKLIN,
SOMERSET COUNTY
INTRODUCTION OF ORDI-
NANCE NO. 4497-26**

The following Ordinance was introduced and read for the first time at a regular meeting of the Township Council of the Township of Franklin, County of Somerset and State of New Jersey on February 10, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Council to be held on February 24, 2026 at 7:00 p.m.

AN ORDINANCE REPEAL AND REPLACE CHAPTER 81 OF THE MUNICIPAL CODE OF THE TOWNSHIP OF FRANKLIN TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE FRANKLIN'S AFFORDABLE HOUSING OBLIGATIONS AND TO MAKE RELATED AMENDMENTS TO THE TOWNSHIP CODE.

SUMMARY

BE IT ORDAINED by the Mayor and Township Committee of the Township of Franklin, Somerset County, New Jersey, that Chapter 81 of the Code of the Township of Franklin is hereby replaced to include provisions addressing Franklin's constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:99, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units. This Ordinance shall apply except where inconsistent with applicable law.

The Township of Franklin Planning Board adopted a Fourth Round Housing Element and Fair Share Plan on June 18, 2025 pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Amended Housing Element and Fair Share Plan was endorsed by the Mayor and Township Committee on June 24, 2025. This Ordinance implements and incorporates the adopted and endorsed Fourth Round Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:99, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985.

Ann Marie McCarthy, RMC, MMC
Township Clerk
2/13/26 \$26.97