

**Borough of Matawan**  
**Unified Planning Zoning Board of Adjustment**  
201 Broad Street, Matawan, New Jersey 07747  
(732) 566-3898  
[www.matawanborough.com](http://www.matawanborough.com)



**Public Notice**

**Round Four Housing Element and Fair Share Plan of the  
Borough of Matawan's Master Plan**

**Borough of Matawan Master Plan Consistency Review of Borough Ordinance  
25-12 to Create the 160 Main Mixed-Use District on Block 27, Lot 2 in the  
Borough of Matawan and Provide Appropriate Development Regulations  
Therefore**

**Public Hearing  
June 16, 2025**

**PLEASE TAKE NOTICE** that on Monday, June 16, 2025 at 7:00 PM, at the Matawan Municipal Community Center, 201 Broad Street, Matawan, NJ, in accordance with the Municipal Land Use Law, more particularly N.J.S.A. 40:55D-13, the Unified Planning Zoning Board of Adjustment of the Borough of Matawan, County of Monmouth, State of New Jersey, will conduct a public hearing and take action on the Round Four Housing Element and Fair Share Plan ("HEFSP") of the Borough's Master Plan, in connection with the Borough's participation in the Affordable Housing Dispute Resolution Program, as part of the mediation forum proceeding known as In the Matter of the Application of the Borough of Matawan, Docket No. MON-L-274-25. This matter was filed pursuant to P.L. 2024, c.2, which recently enacted amendments to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.

Pursuant to the deadlines enacted by P.L. 2024, c.2, the Borough's planning consultant and other professionals prepared the HEFSP, which identifies specific sites and mechanisms to address the Borough's fair share of the regional need for affordable housing to serve low- and moderate-income households. The HEFSP is available for public inspection and/or photocopying (at the requestor's expense) during normal business hours at the Borough Clerk's office located at the Borough of Matawan 201 Broad Street, Matawan, New Jersey 07747 or by email at: [karen.wynne@matawanborough.com](mailto:karen.wynne@matawanborough.com). The HEFSP is also posted on the Borough's website at [www.matawanborough.com](http://www.matawanborough.com).

Any interested person may appear and be heard at the time of the Unified Planning Zoning Board of Adjustment special meeting on Monday, June 16, 2025 at 7:00 PM, to discuss and offer comments on the HEFSP in accordance with the rules of the Unified Planning Zoning Board of Adjustment.

The Board will also discuss a Consistency Review with the Borough of Matawan's Master Plan of the Borough of Matawan Ordinance 25-12: An Ordinance of the Borough of Matawan in the County of Monmouth and State of New Jersey to Amend Chapter 34, Entitled "Development Regulations," to Create the 160 Main Mixed-Use District on Block 27, Lot 2 in the Borough of Matawan and Provide Appropriate Development Regulations Therefore. The Ordinance is available for public inspection and/or photocopying (at the requestor's expense) during normal business hours at the Borough Clerk's office located at the Borough of Matawan 201 Broad Street, Matawan, New Jersey 07747 or by email at: [karen.wynne@matawanborough.com](mailto:karen.wynne@matawanborough.com). The Ordinance is also posted on the Borough's website at [www.matawanborough.com](http://www.matawanborough.com).

Any interested person may appear and be heard at the time of the Unified Planning Zoning Board of Adjustment special meeting on Monday, June 16, 2025 at 7:00 PM, to discuss and offer comments on the 160 Main Mixed-Use Zoning Overlay Ordinance 25-12 in accordance with the rules of the Unified Planning Zoning Board of Adjustment.

Karen Wynne, RMC  
Municipal Clerk