

**TOWNSHIP OF MIDDLETOWN
PLANNING BOARD**

**IN THE MATTER OF THE ADOPTION OF THE 2025 MASTER PLAN
REEXAMINATION REPORT**

**RESOLUTION ADOPTING THE 2025 MASTER PLAN REEXAMINATION REPORT
AND AMENDED HOUSING PLAN ELEMENT**

Middletown Township
Monmouth County, New Jersey
Date of Hearing: December 16, 2025
Date of Action: December 16, 2025
Date of Resolution: December 16, 2025

WHEREAS, the Municipal Land Use Law (“MLUL”) at N.J.S.A. 40:55D-89 requires planning boards to conduct a general reexamination of their municipality’s master plan and redevelopment regulations at least once every ten years; and

WHEREAS, the MLUL further requires planning boards prepare and adopt by resolution a report on findings of such reexamination; and

WHEREAS, the Planning Board recently adopted the 2025 Master Plan which did not include an update to the Housing Plan Element due to the lack of clarity in the affordable housing “fair share” procedures during the drafting process as substantial changes were made to the Fair Housing Act in 2024; and

WHEREAS, the Township’s Administrator, Anthony Mercantante, PP AICP, prepared a reexamination report, which also incorporated proposed changes in Housing Plan Element of the Master Plan in a report dated December 2025; and

WHEREAS, public notice was given in accordance with the requirements of the MLUL, N.J.S.A. 40:55D-10, 11 and 13, and all interested parties were given an opportunity to be heard and express their opinions; and

WHEREAS, at its meeting on December 16, 2025, the Planning Board considered the December 2025 report drafted by Mr. Mercantante and the testimony offered by Mr. Mercantante and following the public hearing and deliberation finds that the objectives set forth in the report are an appropriate guide for the use of lands within the Township in a manner which protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Middletown that it hereby adopts the master plan reexamination report and master plan amendments in the December 2025 report, without changes or amendments.

BE IT FURTHER RESOLVED, that the Planning Board Secretary is hereby authorized and directed to publish a notice of adoption of the reexamination report and master plan amendments once in an official newspaper of the Township; to transmit copies by regular mail of this resolution and the report to the Office of Planning Advocacy, the Monmouth County Planning Board, and to any military facility commander who is registered with the municipality pursuant to N.J.S.A. 40:55D-12.4, and to send a notice that the report and resolution have been adopted to the municipal clerk of each adjoining municipality, who may request a copy of the report pursuant to N.J.S.A. 40:55D-89.

ON MOTION BY Carl Rathjen and seconded by

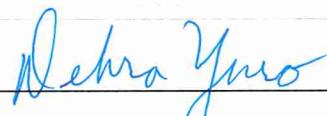
Vlad Berson the application is approved based upon the following vote:

AYES: Merces, Rathjen, Settembrino, Berson, Rentschler, Colangelo, AmecAngelo, Eteson

NAYS: None

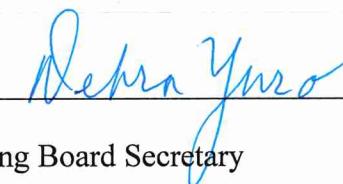
ABSTAIN: None

ABSENT: None



Planning Board Secretary

I, Debra Yuro, Secretary of the Township of Middletown Planning Board do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board on this 16th day of December, 2025.



Planning Board Secretary