



**MEMORANDUM**

**KNBG01533**

**To:** Borough of Keansburg Planning Board of Adjustment

**From:** Caroline Z. Reiter, P.P., A.I.C.P.  
Keansburg Affordable Housing Planner

**Date:** March 4, 2026

**Re:** Consistency Review of Proposed Ordinance 1769

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The Borough of Keansburg's Governing Body referred Ordinance 1769 to the Planning following its meeting on February 18, 2026.

Under N.J.S.A. 40:55D-26a and N.J.S.A. 4:55D-64 of the New Jersey Municipal Land Use Law, the Planning Board shall prepare a report for the governing body before adopting a proposed development ordinance or amendment. The report should identify any portion of the proposed ordinance inconsistent with the Borough's Master Plan, recommendations concerning any inconsistencies, and any other items the Planning Board deems relevant. The Planning Board shall transmit the report to the Governing Body within 35 days of the Governing Body Referral.

The proposed ordinance is necessary to implement the Borough's Housing Element and Fair Share Plan that was adopted in June 2025 and the Borough's Round 4 settlement agreement with Fair Share Housing Center. Ordinance 1769 amends the Borough's development regulations to include an Affordable Housing and Development Fee Ordinance. The ordinance is based on a state template.

Ordinance 1769 is consistent with the Borough's Housing Element and Fair Share Plan (HEFSP) that was adopted in June 2025. It establishes an affordable housing ordinance and a development fee ordinance pursuant to affordable housing rules and regulations. The Housing Element is a required component of the Master Plan. We do not note any inconsistencies with the Master Plan.

Sincerely,

CAROLINE Z. REITER, P.P., A.I.C.P.  
KEANSBURG AFFORDABLE HOUSING PLANNER