

**NOTICE OF PUBLIC HEARING**  
**ADOPTION OF AMENDED HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**  
**PLANNING BOARD OF THE BOROUGH OF NORTH PLAINFIELD**

PLEASE TAKE NOTICE that the Planning Board of the Borough of North Plainfield (“Board”) will conduct a virtual public hearing via Zoom on Wednesday, March 4, 2026 at 7:00 p.m. or as soon thereafter as the matter may be heard, at which time the Board will consider the adoption of the 2026 Amended Housing Plan Element and Fair Share Plan (“Amended Plan”) to the Borough’s Master Plan, prepared by Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC, dated February 2026.

The proposed Amended Plan was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the Municipal Land Use Law and the mandatory requirements for a Housing Element and Fair Share Plan under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310), relevant regulations of the New Jersey Housing and Mortgage Finance Agency, and Directive #14-24 of the Administrative Office of the Courts, dated December 13, 2024. At the hearing, the Board will determine whether the Amended Plan complies with N.J.S.A. 40:55D-28(b)(3) and N.J.S.A. 52:27D-310 in that it is designed to achieve the goal of providing the realistic development of affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The Board will further determine whether the Amended Plan is consistent with the goals and objectives of the Borough’s Master Plan and whether the adoption and implementation of the Amended Plan is in the public interest and will protect the public health and safety and promote the general welfare. At the conclusion of the hearing, the Board may adopt the Amended Plan and refer the Amended Plan to the Borough Council for its endorsement. Any interested party may appear at the hearing and participate therein using the log-in features listed below to access the hearing in accordance with the rules of the Board and applicable law.

Virtual meeting via Zoom

North Plainfield Borough is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting

Time: Mar 4, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81885234751?pwd=AsdfLdVSKb6VndM09lJXfojy5eB2gO.1>

Meeting ID: 818 8523 4751

Passcode: 158736

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One tap mobile

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Join instructions

[https://us02web.zoom.us/join/81885234751?signature=S1aMfDDx\\_7ijQBzeXSJ7\\_Bvo7wTIPXCWK\\_Cb1m9LKo](https://us02web.zoom.us/join/81885234751?signature=S1aMfDDx_7ijQBzeXSJ7_Bvo7wTIPXCWK_Cb1m9LKo)

The Amended Plan will be made available on the Borough's website at <https://northplainfieldnj.gov> at least ten (10) days in advance of the scheduled hearing date. The Amended Plan is also on file with the Office of the Borough Clerk; and, is available for inspection during the normal business hours.

A handwritten signature in cursive script, appearing to read "Dawn Gabel", written over a horizontal line.

Dawn Gabel  
Planning Board Secretary  
Planning Board of the Borough of  
North Plainfield