

TOWNSHIP OF MILLSTONE
PUBLIC NOTICE OF “HEARING” REGARDING WHAT CONDITIONS TO APPLY TO THE
CERTIFICATE OF COMPLIANCE FOR MILLSTONE TOWNSHIP OF ITS HOUSING
ELEMENT AND FAIR SHARE PLAN AS AMENDED.

PLEASE TAKE NOTICE that a “Hearing” will be held on July 16, 2026, before the Honorable Linda Grasso Jones, J.S.C. Superior Court of New Jersey, Law Division, at 9:00 a.m. at the Monmouth County Courthouse, Court Room 221 South, 71 Monument Street, Freehold, New Jersey 07728 to consider (1) whether the DENJ objection should have been dismissed and (2) the appropriate conditions to apply to the award of a Certification of Compliance for Millstone in the case entitled In the Matter of the Application of the Township of Millstone, Docket Number MON-L-189-26. Through this judicial proceeding the Court will evaluate the conditions for the award of a Certificate of Compliance recommended by the Program Member (retired Judge Sapp-Peterson) as well as whether the DENJ objection should have been dismissed.

Specifically, the Program Member recommended the issuance of a certificate of compliance subject to the following conditions of approval:

1. A fully executed developer's agreement between the Township and Nouvelle, prior to issuance of the compliance certification;
2. Securing complete site control for all three projects (478 and 480 Monmouth Road and 504 Ely Harmony Road) by March 31, 2026;
3. Preparing a Refined Concept Plan for the Novelle project by March 31, 2026;
4. Securing Site Plan Approval within twelve (12) months of issuance of the Certificate of Approval by the court;
5. Securing funding within twelve months (12) of issuance of the Certificate of Approval by the court or providing a detailed status update of funding efforts, with documents demonstrating its funding efforts and written responses to its funding efforts.
6. Updating the status of outside agency approvals within twelve (12) months of issuance of the Certificate of Approval by the court.
7. If construction has not commenced on all three sites - 478 Monmouth Road, 480 Monmouth Road and 504 Ely Harmony Road- within twenty-four (24) months of issuance of a Certificate of Approval, the DENJ site should be rezoned for inclusionary zoning.

In addition, the Program Member did not recommend dismissal of the DENJ objection in response to the Township’s claim that DENJ violated N.J.S.A. 52:27D-304.1(f)(2)(b) of the Amended Fair Housing Act. The hearing will address the issue of whether DENJ violated this provision of the Amended Fair Housing Act.

A copy of the combined record of the proceedings held as a part of the Mount Laurel Round IV Program, a list of any factual issues needing resolution in this matter and briefs addressing the issues presented shall be made available for public inspection starting on June 16, 2026 and available Monday through Friday in the Municipal Building, 470 Stage Coach Rd. Millstone, New Jersey 08510 during regular business hours. The documents will also be available on the Millstone Township Planning Board website by clicking “Documents” for the meeting: <https://www.millstonenj.gov/pb-agendas-minutes>.

Any party interested in commenting on the amendment to the Fourth Round HEFSP must file written comments on or before July 9, 2026. The court will provide an opportunity for parties to the Township’s lawsuit (In the Matter of the Declaratory Judgment Action of the Township of Millstone, Monmouth County Pursuant to P.L. 2024, Chapter 2 (N.J.S.A.52:27D-304.1 , et seq.) Docket No MON-L-189-25) to present testimony on any outstanding factual dispute(s) that they contend exist in this matter. Non-parties may not provide expert reports or provide additional challenges to Millstone’s proposed Housing Element and Fair Share Plan. All comments or objections **must be filed in writing**, on or before July 9, 2026, at 4:30 p.m. with the Honorable Linda Grasso Jones. at the Monmouth County Superior Courthouse located at 71 Monmouth Park, Freehold NJ 07728, with copies of all papers being forwarded by mail or e-mail to:

Honorable Linda Grasso Jones, J.S.C.

Superior Court of New Jersey
Monmouth County Courthouse
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This Notice is intended to inform all interested parties of the existence of the issues the Court will consider at the hearing scheduled for July 16, 2026 at 9 a.m. This Notice does not indicate any view by the Court as to how it will rule on the issues presented.