



**LAND USE DEPARTMENT
TOWNSHIP OF MILLSTONE
470 STAGECOACH ROAD
MILLSTONE TOWNSHIP, NJ 08510
(732) 446-1936**

June 11, 2025

TOWNSHIP OF MILLSTONE PLANNING BOARD
NOTICE OF HEARING

PLEASE TAKE NOTICE that, pursuant to N.J.S.A. 40:55D-13 of the Municipal Land Use Law (the "MLUL"), the Township of Millstone Planning Board will hold a Special Meeting to conduct a public hearing virtually via the Zoom conferencing platform at 10:30 a.m. on June 24, 2025 to hear public comment on the adoption of the Township's Housing Element and Fair Share Plan ("HEFSP" or "Plan"), which will amend the Township's Master Plan. After public comment, the Planning Board shall consider adoption of the Plan by way of resolution.

Members of the public or interested party who may want to attend the virtual meeting may do so by phone: +1 888 788 0099; +1 877 853 5247; +1 833 548 0276 or by logging in using a device:

Join Zoom meeting: <https://zoom.us/join>

Meeting ID: 470 791 9088

Passcode: 123

The proposed HEFSP was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the MLUL and the mandatory requirements of a Housing Element under the recently amended New Jersey Fair Housing Act (P.L. 2024, c.2), relevant regulations of the New Jersey Council On Affordable Housing ("COAH"), and other applicable law. For ease in reference, the FHA as amended shall be referred to as "FHA II" in this resolution. The HEFSP also delineates the actions taken, and to be taken, by the Township to satisfy its affordable housing responsibilities under applicable laws.

The HEFSP, an element of the Township's Master Plan, describes how the Township will meet its affordable housing obligation through various compliance mechanisms. The Township's was determined by the New Jersey Department of Community Affairs to have a present need or rehabilitation component of seven (7) affordable units and a prospective need or new construction obligation of ninety-eight (98) units for the period of 2025 to 2035.

A copy of the proposed HEFSP of the Township's Master Plan, and any other relevant documents, are on file for public inspection starting on June 13, 2025 and available Monday through Friday in the Municipal Building, 470 Stage Coach Rd. Millstone, New Jersey 08510 during regular business hours and will 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 Fourth Round HEFSP may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date. Formal action may be taken.

Danielle B. Sims
Planning/Zoning Board Secretary

Distribution: Planning Board Members
Planning Board Attorney
Township Clerk
Township Administrator
Monmouth County Planning Board
Posted: Bulletin Board in Municipal Building

Township Engineer
Township Planner
Trenton Times
Asbury Park Press
Municipal website

The **Millstone Township Planning Board** will hold its June 24, 2025 Special Meeting using the Zoom Conferencing platform at: <https://zoom.us/join>

Meeting ID: 470 791 9088 Passcode: 123

One tap mobile:

+19292056099,, 9225936112# US (New York)

+13017158592,, 9225936112# US (Germantown)

Dial by your location:

+1 929 205 6099 US (New York)

+1 888 788 0099 (Us Toll Free)

+1 301 715 8592 US (Germantown)

+1 877 853 5247 (US Toll Free)

+1 312 626 6799 US (Chicago)

+1 833 548 0276 (US Toll Free)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>,

Attending via Computer, Tablet, Smart Device or Internet Browser:

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted upon entry. When the meeting is opened to the Public for questions and/or comments, please use the "Raise your Hand" option and you will be invited to open your microphone. By clicking on the Q&A icon, you may also submit comments or questions during the public portions of the meeting. Your comment or question will then be read aloud during the Public portion of the meeting.

Attending via Telephone:

You may also use one of the phone numbers above to join the meeting. If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Questions and/or Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

All plans, maps, documents, review memos and any other exhibits regarding any applications for this meeting are on file with Planning Board and are available for public inspection in the Land Use Department at the Municipal Building at 470 Stage Coach Rd., Millstone Township, NJ 08510 during normal business hours or by clicking "Documents" on the Millstone Township Planning Board website for the meeting date at: <https://www.millstonenj.gov/pb-agendas-minutes>

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video *and* audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at d-sims@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) calendar days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary, Danielle Sims, who will be hosting the meeting, at 732-446-1936 or via email at d-sims@millstonenj.gov, during normal business hours.