

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF)
COMBINED PUBLIC NOTICE**

October 28, 2026
Monmouth County Office of Community Development
Division of Planning
County of Monmouth
Hall of Records Annex
1 East Main Street, 2nd Floor
Freehold, NJ 07728
(732) 431-7460

This FONSI/NOI-RROF Combined Public Notice shall satisfy two separate but related procedural requirements for activities to be undertaken by Lunch Break, a nonprofit organization.

Stakeholders: The U.S.HUD Responsible Entity (RE) is the County of Monmouth, Office of Community Development and Recipient of Community Project Funding (CPF) is Lunch Break a nonprofit located in Red Bank, New Jersey.

Responsible Entity address: Monmouth County Division of Planning, Office Of Community Development Hall of Records Annex, 1 East Main Street Freehold, NJ 07728

Project location: 1005 Oceanport Way, Oceanport, NJ 07757, Census Tract 8053 Block Group 4

REQUEST FOR RELEASE OF FUNDS

On or about Monday, November 16, 2026, the Monmouth County Office of Community Development at least one day after the end of the comment period, will submit a request to U.S.HUD Newark CPD Field Office for the release of CPF grant program funds (B-26-CP-NJ-1439) under Title II of the Annual Consolidated Appropriations Act of 2026 as amended, to undertake construction of a 24-unit family rental project for the purpose of providing affordable housing opportunities for people experiencing homelessness. Awarded CPF Grant Amount \$300,000.00

FINDING OF NO SIGNIFICANT IMPACT

The Monmouth County Office of Community Development has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Monmouth County Office of Community Development/Division of Planning office and may be examined or copied on weekdays from 8:30 A.M. to 4:30 P.M. A digital copy may also be requested.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Monmouth County Office of Community Development/Division of Planning at communitydevelopment@co.monmouth.nj.us or Hall of Records Annex, 2nd Floor, One East Main, Street, Freehold, NJ 07728. Comments should specify to which Notice they are addressing. All comments received by Thursday, November 12, 2026, will be considered by the Monmouth County Office of Community Development prior to submitting the request for release of funds (HUD RROF and Certification form 7015.15) to the U.S. HUD Community Planning and Development (CPD), Newark NJ field Office.

RELEASE OF FUNDS

The County of Monmouth Office of Community Development certifies to the U. S. Department of Housing and Urban Development that Gwendolyn Love, in her capacity as the President and Chief Executive Officer of Lunch Break consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Lunch Break to use Community Project Grant Program funds for construction of the Family Promise Apartments.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Monmouth County Community Development's certification for a period of fifteen days following the anticipated submission date (November 16, 2026) or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the name of the County of Monmouth; (b) the County of Monmouth has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD/State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD/State administration office at U.S. Department of Housing and Urban Development, Office of Community Development Planning and Development, Newark CPD Field Office, Region II-New York and New Jersey, Once Newark Center, 1085 Raymond Boulevard, 13th Floor, Newark, NJ 07012 or via email CPD_GeneralCorrNK@hud.gov . Potential objectors should contact HUD/State to verify the actual last day of the objection period.

Servicios de lenguaje están disponibles de forma gratuita a hispanohablantes. Para recibir servicios telefónicas de interpretación u otras necesidades especiales, entregue una solicitud por escrito o por teléfono al coordinador LEP al menos cinco (5) días hábiles antes de la reunión. Por favor póngase en contacto con: Office of Community Development, Director, Division of Planning, Hall of Records Annex, 2nd Floor, 1 East Main Street, Freehold, NJ 07728. Thomas A. Arnone, Director Monmouth County Board of County Commissioners