

**WEBSITE NOTICE**

A. Applicant Name: JLE LLC

B. Application is before the: Planning Board.

Hearing Location: 215 Millstone Road  
Millstone, New Jersey

Time and Date: Beginning at 7:30 p.m. on March 13, 2024

C. Board Contact Information: Millstone Township Municipal Building  
Land Use Office  
470 Stagecoach Road  
Millstone Township, New Jersey 08510  
732-446-1936

All plans, maps and papers regarding this matter are on file with Planning Board and are available for public inspection on the Millstone Township Planning Board website at <http://www.millstonenj.gov/boardsnotices.html>.

D. Place an "X" where applicable:

- Variance (Use Variance and/or Bulk Variance)
- Preliminary and Final Major Subdivision
- Minor Subdivision and Bulk Variance relief
- Preliminary and Final Major Site Plan Approval

E. Brief Description of the Nature of Approval, including number of dwellings, types of units, e.g. single- family homes, townhouse, garden apartments. If non-residential use, nature of proposed construction, e.g. warehouses, commercial use; proposed square footage of construction:

PLEASE BE ADVISED that JLE, LLC (the "Applicant") has made application to the Millstone Township Planning Board for Preliminary and Final Major Site Plan approval for the premises known as 530 Route 33, also known as Lot 3.13, Block 20, Millstone Township, Monmouth County, New Jersey. The property is approximately 43.4 acres in size and is located in the Planned Commercial Development Zone of Millstone Township.

The Applicant is proposing to construct a one story, 282,852 square foot warehouse building with 273,252 square feet dedicated to warehouse use, and 9,600 square feet dedicated to office use related to the warehouse. The Property has 550.9' feet of frontage along Route 33 (existing condition) where 800 feet of width and frontage is required by the zone. Additional bulk variance relief is requested, as follows:

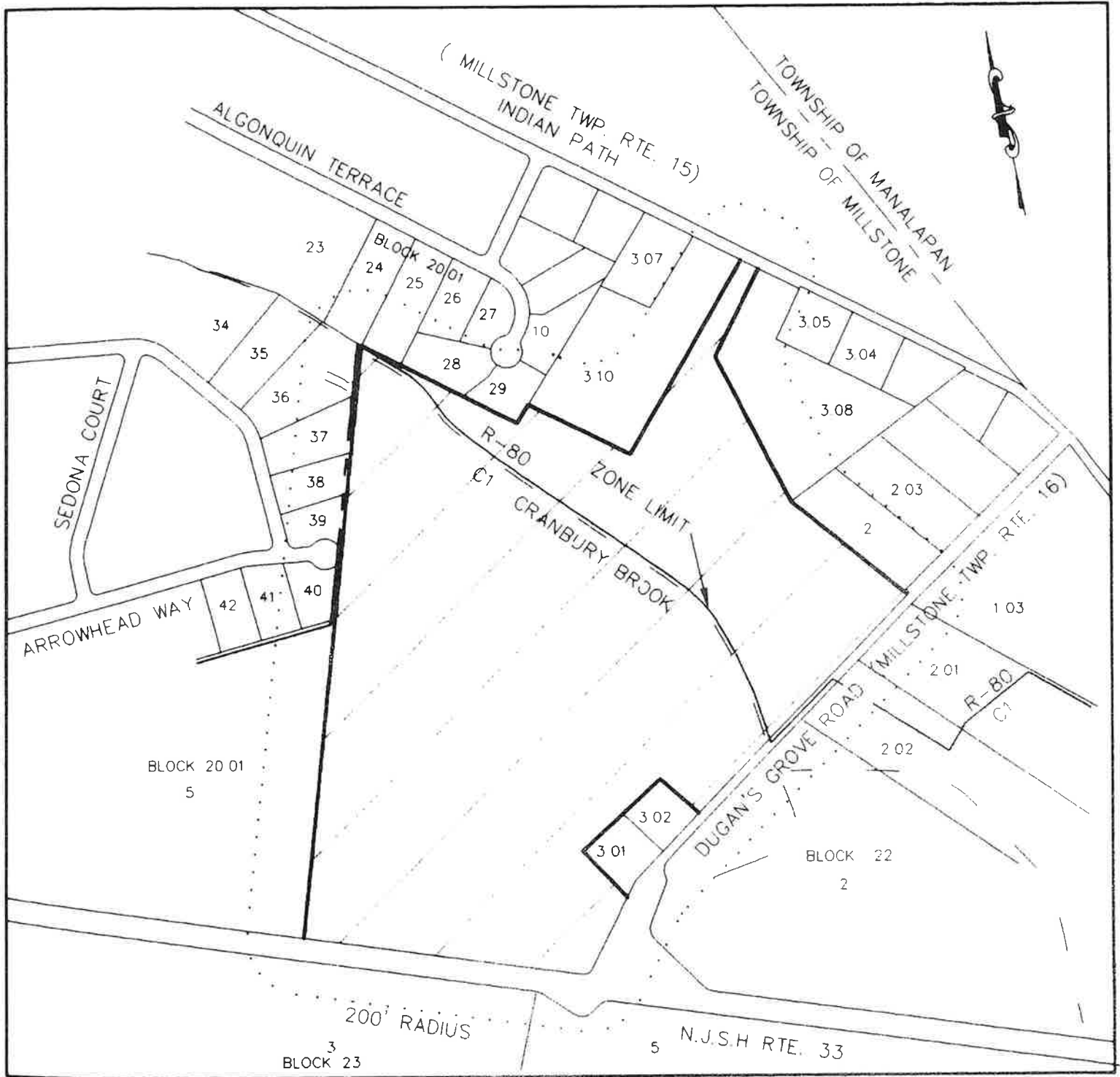
- Minimum buffer from a residential zone -- 360.8 feet provided, where 25% of lot depth or 150 feet required. Said 25% of lot depth calculated by the Township is 440.76 feet.
- Minimum on-site driveway dimension: 24 feet proposed, where 25 feet is required.
- Minimum light intensity in parking lots: 0.0 FC is proposed; 0.3 FC is required.
- Maximum intensity at lot lines: 2.8 FC (only occurs at intersection of driveway and Highway 33); where .5 FC is required.

The applicant reserves the right to request additional variance and/or design waiver relief if same is determined to be necessary or appropriate by the Board or the staff prior to or during the public hearing.

This matter is presently scheduled to be heard by the Millstone Township Planning Board at their regularly scheduled meeting of April 12, 2023, which meeting is scheduled to begin at 7:30 P.M. in the Millstone Township Municipal Building located at 215 Millstone Road, Millstone, New Jersey. At said time and place you may appear in person or through an attorney to express your concerns and/or objections with regard to this application.

Copies of the plans and application are on file in the Office of the Board Secretary and may be inspected by the public Monday through Friday, between the hours of 8:30 a.m. and 4:00 p.m., at the Municipal Building, 470 Stage Coach Road, Millstone, New Jersey, or on the Planning Board website at: <https://www.millstonenj.gov/pb-agendas-minutes>.

F. Key Map (see attached).



# KEY MAP

1" = 500'