

WEBSITE NOTICE

- A. Applicant Name: AACDML Property 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 September 14, 2022
- 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 and Subdivision 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:

LEGAL NOTICE

PLEASE BE ADVISED that AACDML Property LLC has made application to the Millstone Township Planning Board ("Board") for Preliminary and Final Major Site Plan Approval, and Subdivision Approval, for property known as Block 23, Lots 3 & 2.03, Millstone Township, Monmouth County, New Jersey. The property is vacant land consisting of 137+/- acres, with frontage on Route 33 and limited (493+/- feet) frontage on Millstone Road, and is located within the Planned Commercial Development (PCD), Rural Preservation (RU-P) and Rural Residential (R-80) Zoning Districts of the Township of Millstone.

The Board may determine that existing Block 23, Lots 3 & 2.03 are considered merged by operation of law. The applicant is proposing to subdivide the combined property into

two (2) new lots. Lot 3.01 is proposed to be 20+/- acres in size and wholly contained in the PCD Zone, and to be developed with a warehouse; Lot 3.02 (including existing Lot 2.03) is proposed to be 117+/- acres size with portions of the lot in the PCD, RU-P and R-80 zones, and no development is proposed on this lot.

The applicant is proposing to develop new lot 3.01, which will only have frontage on State Route 33, with one warehouse/office building, 130,000+/- square feet in size. A portion of the building totaling 6,000+/- square feet is proposed to be office area related to the warehouse use; the balance of the building, to wit: 124,000+/- square feet proposed to be a warehouse building.

Variance relief is requested by the applicant as follows:

- Ordinance Section 35-5-15.5 – Height of warehouse building proposed to be 32.9 feet, where 30 feet is permitted.
- Ordinance Section 35-5-15.5 – The Ordinance requires 800 feet of frontage; applicant has 800 feet of frontage on Highway 33, but is limited to 493+/- feet of frontage along Millstone Road for proposed Lot 3.02.
- Ordinance Section 35-4-4.7.a&c – For proposed Lot 3.02, buildable area required to be at least one acre and be able to contain a circle with a diameter of at least 200 feet within the buildable area; where less than one acre of buildable area is proposed and the requisite 200 foot diameter circle is not provided.

Waiver relief is requested by the applicant as follows:

- Ordinance Section 35-4-16.4 – The Ordinance requires the primary construction material for all buildings to be split-faced concrete block in earth-toned colors, or at the request of the applicant architectural metal panels with concealed fasteners, where concrete wall panels are proposed.
- Ordinance Section 35-4-16.6 – The Ordinance requires roofs to be a sloped gable or hip-style roof with a pitch no shallower than 5:12, where the applicant is proposing a flat roof.

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

This matter is presently scheduled to be heard by the Millstone Township Zoning Board of Adjustment at their regularly scheduled meeting of September 14, 2022 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.

KENNETH L. PAPE
ATTORNEY FOR THE APPLICANT

F. Key Map (see attached).