WEBSITE NOTICE

A. Applicant Name: The Sycamores, LLC

B. Application is before the ~~Planning Board~~/Zoning Board of Adjustment
(Cross out inapplicable)

Hearing Location: Municipal Meeting Room
215 Millstone Road
Millstone Township, NJ 08535

Time and Date: Beginning at 7:30 p.m. on July 27, 2022

C. Board Contact Information: Millstone Township Municipal Building
Land Use Office
470 Stage Coach Road
Millstone Township, New Jersey 08510
Applications can be viewed Mon-Fri, 8:30 a.m.-4:00 p.m. or on the Millstone Township Planning Board website 48 hours prior to the meeting at:
Planning: https://www.millstonenj.gov/pb-agendas-minutes
Zoning: https://www.millstonenj.gov/boa-agendas-minutes
732-446-1936

D. Place an "X" where applicable:

XXXXX Variance	_____ Appeal
_____ Preliminary Major Subdivision	_____ Interpretation
_____ Preliminary Site Plan	_____ Other (describe) _____

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:

The applicant is proposing to construct a single family detached residence on an existing undersized lot in the Township's R-80 zoning district. The applicant is proposing variances for minimum lot area, minimum useable development area, minimum diameter, disturbance to steep slopes and building height.

F. Include a Key Map
See attached.

Property Address: 6 Oak Hill Road, Millstone, New Jersey

Block: 49.01 Lot(s): 12 Application #: Z22-07

Please provide completed Form to the Board Secretary no later than fifteen (15) days prior to the hearing date for posting on the Website (ORD 06-09).

VARIANCE SKETCH FOR PROPOSED SINGLE FAMILY RESIDENCE
FOR
LOT 12 BLOCK 49
6 OAK HILL DRIVE, MILLSTONE TOWNSHIP,
MONMOUTH COUNTY, NEW JERSEY

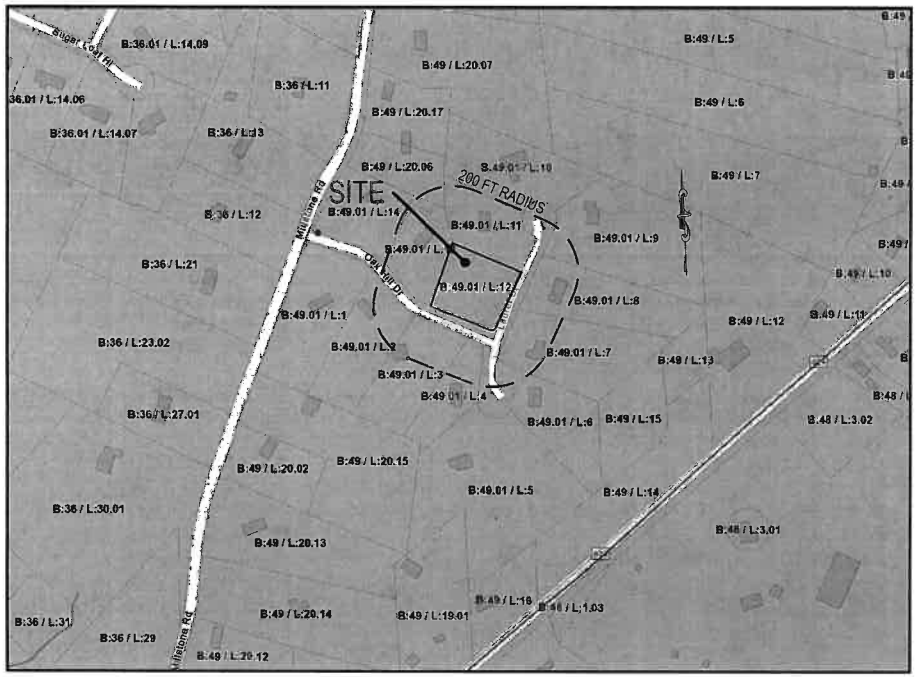
ZONING MAP N.T.S

AERIAL MAP 1"-500'

INDEX OF SHEETS

1 OF 3 COVER SHEET
2 OF 2 EXISTING CONDITIONS
3 OF 3 VARIANCE SKETCH
4 OF 6 STANDARD CONSTRUCTION DETAILS
5 OF 6 SOIL EROSION AND SEDIMENT CONTROL PLAN
6 OF 6 SOIL EROSION AND SEDIMENT CONTROL NOTES

OWNERS WITHIN 200' RADIUS



KEY/TAX MAP
SCALE: 1" = 200'

GENERAL NOTES
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. ALL PROPOSED DWELLINGS TO BE SERVICED BY WELL AND SEPTIC.
3. PROPOSED DEVELOPMENT SHALL COMPLY WITH RECYCLABLE AREA REQUIREMENT OF TOWNSHIP ORDINANCE AND SOLID WASTE COLLECTION SHALL BE CONDUCTED CURB SIDE PICKUP.
4. THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF AGENCY REVIEW AND APPROVAL ONLY.
5. THIS PLAN WILL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND THE DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
6. ALL DOCUMENTS, INCLUDING DRAWINGS AND SPECIFICATIONS PREPARED BY CONCEPT ENGINEERING CONSULTANTS (CEC) ARE INSTRUMENT OF SERVICE WITH RESPECT TO THE PROJECT. ANY RE-USE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY CEC FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL EXPOSURE TO CEC. CEC SHALL RETAIN ALL RIGHTS OF OWNERSHIP AND AUTHORSHIP. ANY UNAUTHORIZED USE WITHOUT THE EXPRESS PERMISSION OF CEC IS STRICTLY PROHIBITED.
7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED BY THE ENGINEER AS TO ACCURACY OR COMPLETENESS.THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION.
PRIOR TO EXCAVATION BY CONTACTING THE UNDERGROUND UTILITY PLANT LOCATION SERVICES (1-800-272-1000) TO OBTAIN A MARKOUT OF THE UTILITIES.
8. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
9. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION SHOULD OR COULD RENDER THE DESIGNS SHOWN HEREON AS INAPPROPRIATE OR INEFFECTIVE.
10. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
11. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS AMENDED, CURRENTLY
B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
12. THE APPLICANT WILL HOLD AND STORE ALL TRASH AND RECYCLABLES INTERNALLY AND PUT SAME OUT FOR CURBSIDE PICK UP.
13. ALL SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. ALL PAVEMENT SUB-GRADE AND SUB-BASE SHALL BE SUBJECT TO A PROOF ROLL, WHICH SHALL BE WITNESSED BY THE TOWNSHIP ENGINEER, PRIOR TO THE INSTALLATION OF ANY ASPHALTIC MATERIAL.

APPROVED AS A VARIANCE PLAN BY THE ZONING BOARD OF MILLSTONE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, AT A MEETING HELD ON _____

_____
CHAIRMAN DATE

_____
SECRETARY DATE

_____
TOWNSHIP ENGINEER DATE

OWNER/APPLICANT:

ABE BUDELMAN
31 THOMPSON GROVE ROAD
FREEHOLD NJ 07728

COVER SHEET
VARIANCE SKETCH FOR PROPOSED SINGLE FAMILY RESIDENCE
BLOCK 49, LOT 12
LOCATED ON 6 OAK HILL DRIVE AS SHOWN ON TAX MAP SHEET #19 OF THE TOWNSHIP OF MILLSTONE, MONMOUTH COUNTY, NJ

CONCEPT ENGINEERING CONSULTANTS, P.A.
123 HIGHWAY 33 EAST, SUITE #204, MANALAPAN, NJ 07726
PHONE 732-792-2750 OR 732-792-2740
PROFESSIONAL ENGINEERS - LAND SURVEYORS

JOHN J. PLOSKONKA P.E.
PROFESSIONAL ENGINEER N.J. LIC. No. 37291
DATE

LEO A. KALIETA P.L.S.
PROFESSIONAL LAND SURVEYOR N.J. LIC. No. 35358
DATE

DATE	05/19/22
SCALE	1"=20'
DRAWN BY	MM
CK	
CHECKED BY	
CAD FILE	32770 PP
VIEW NO	N/A
PAGE	N/A
SHEET	1 OF 6
JOB NO	32770