

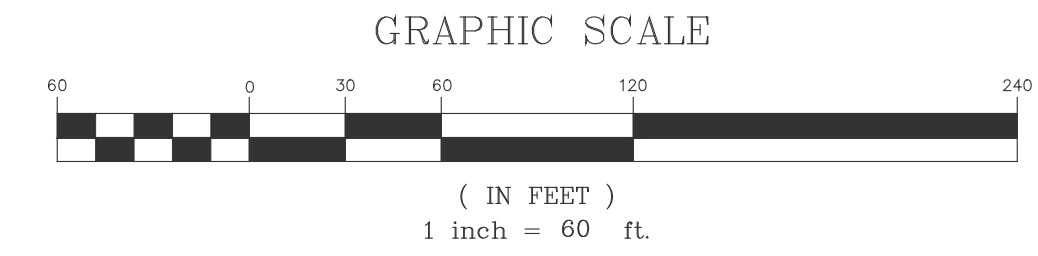
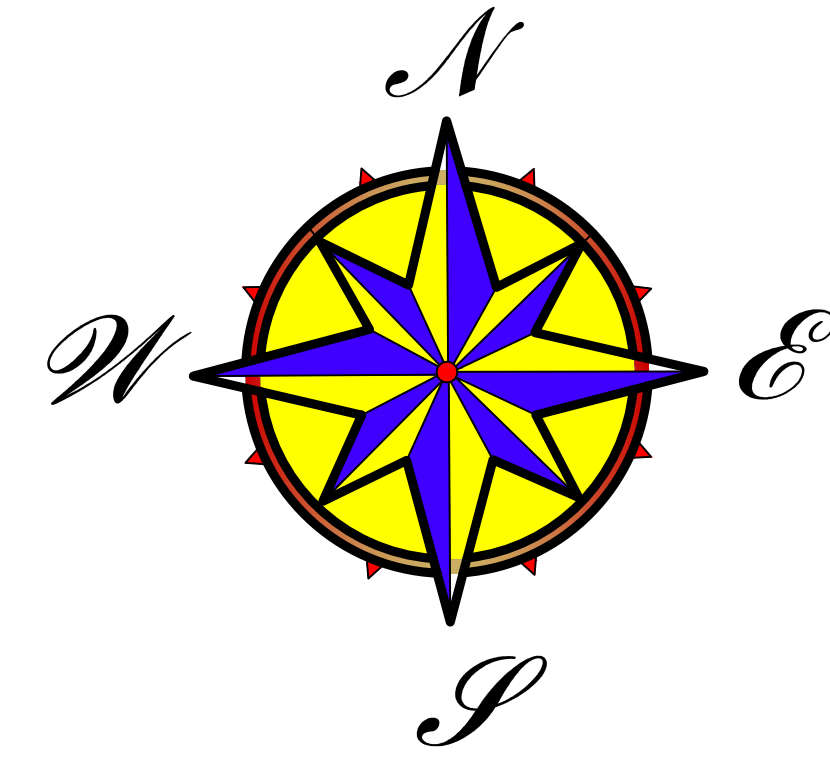
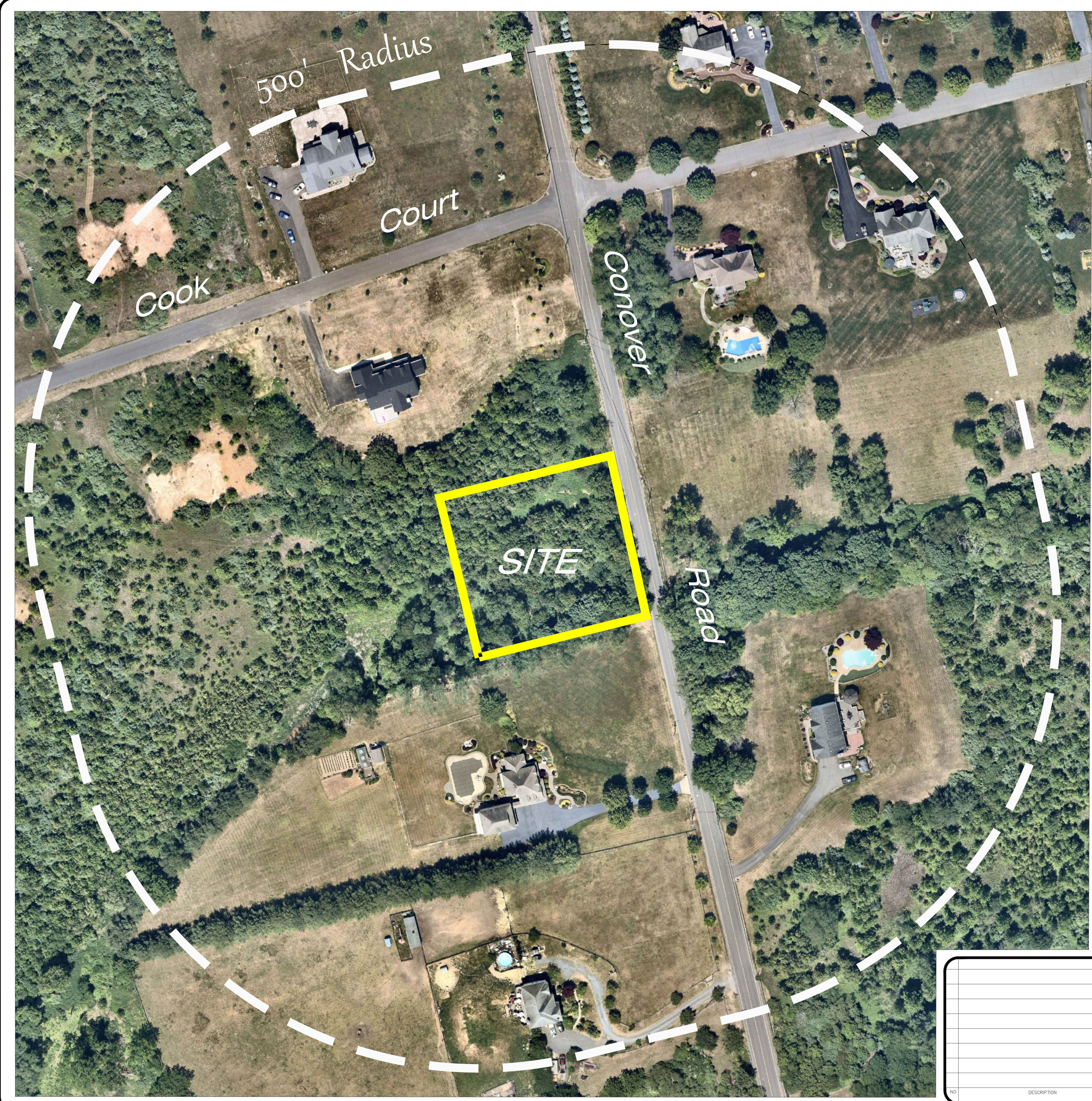
**WEBSITE NOTICE – TOWNSHIP OF MILLSTONE ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING**

- A. Applicant Name: Yellow Jackets Co.
- B. Application is before the Zoning Board of Adjustment
- Hearing Location: Municipal Meeting Room
215 Millstone Road
Millstone Township, NJ 08535
- Time and Date: Beginning at 7:30 p.m. on October 17, 2024
- 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:
- | | |
|--|---|
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Preliminary Site Plan | <input type="checkbox"/> Other (describe) _____ |
- E. Applicant is proposing to construct a new single-family dwelling with a driveway and required utilities at the subject property. The subject property is a 0.93 acre (40,684 SF) vacant lot located within the "RU-P" Zone fronting on Conover Road. Applicant requires bulk variance relief for deficient useable lot area (37,907 SF of useable development existing v. 1 (one) acre of useable development required per Ordinance Section 4-4.7. Bulk variance relief is also required per Ordinance Section 4-2.2 regarding "Undersized Vacant Lots" which requires the subject property to conform to R-80 district requirements where a minimum of 2 (two) acres is required.
- F. Attached Aerial Plan dated July 25, 2023, prepared by Peter W. Strong, PE of Crest Engineering

Property Address: 41 Conover Road, Millstone, NJ

Block:23 Lot: 25.02 Application #: Z24-06

Walter Toto, Esq.
Attorney for Applicant, Yellow Jackets Co.
walter@walmartolaw.com
(732) 656-7770



NO.	DESCRIPTION	DATE	D/C

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 240A27989-500 •

180 RIVE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH(609)448-5550

12 ROBBINS PKWY.
AT WATER STREET
TOM'S RIVER, N.J. 08753
PH(732)244-0888

PETER W. STRONG
PROFESSIONAL ENGINEER N.J. LIC. NO. 22370

DATE	7/25/23
SCALE	1" = 60'
DRAWN	E.A.D.
CHECKED	
SHEET	1 OF 1
POCKET	

**LOT 25.02
BLOCK 23**
TAX MAP SHEET NO. 8.01
CONOVER ROAD
MILLSTONE TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

AERIAL PLAN
(NEARMAP IMAGERY MAY 2023)