

WEBSITE NOTICE

A. Applicant Name: **Gary Brady and Angela Terracciano**

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 December 12, 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:

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:

Applicants are seeking variance approval to construct a new 3,000 sq ft single-family dwelling with a driveway and required utilities on vacant land located at 43 Schoolhouse Road, Millstone Township, NJ 08510. The property is 1.26 acres and situated in the R-130 zoning district. The requested variance is necessary due to a deviation from Millstone's Ordinance § 4-2.2 & 35-4-2.2,a.3. Ordinance § 4-2.2, "Undersized Vacant Lots" requires this lot to conform to R-80 district requirements where a minimum of 2 acres is required. The subject property is 1.26 acres. Ordinance § 35-4-2.2,a.3 requires the lot area to be shaped to permit a 200 ft diameter circle or a 150 ft x 150 ft minimum rectangular area of 32,670 square foot usable building area and this lot does not comply with these specifications. The subject property does not conform to this current zoning requirement.

F. Include a Key Map
See attached Key Map.

Property Address: 43 Schoolhouse Road, Millstone, NJ 08510

Block: 49 Lot(s): 4.01 Application #: Z24-10

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).

X

Parcels: PALKA ROBERT & FERKO ROBERT

Location	43 SCHOOLHOUSE RD	
Block/Lot/Qual	1333-49-4.01	
BLOCK	49	
LOT	4.01	
Qual		
VCS	R130	
Date		
Price	0	
NU_Code	0 - No Value	
NU		
PropClass	1 - Taxable - Vacant Land	
PRC_Land	139,400	
PRC Impr	0	
Zoom To		

