

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 April 9, 2025
- 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 will present a proposed Settlement Agreement and Revised Plan (as defined below) to the Millstone Township Planning Board for the premises known as 530 Route 33, also known as Lot 3.13, Block 20, Millstone Township, Monmouth County, New Jersey (the "Property") for a one-story warehouse with office space on the Property. The Property is approximately 43.4 acres in size and is located in the Planned Commercial Development Zone of Millstone Township. The hearing for same has been scheduled by the Millstone Township Planning Board for April 9, 2025, at 7:30 pm.

JLE, LLC previously presented an application to the Millstone Township Planning Board for the Property, which application sought Preliminary Major Site Plan Approval for a one-story warehouse building with office space. Bulk variance relief was requested as an element of that application.

Said application was denied by the Millstone Township Planning Board in a Resolution adopted on July 10, 2024.

JLE, LLC filed a Complaint in the Monmouth County Superior Court entitled “JLE, LLC vs. Planning Board of the Township of Millstone, Township Committee of the Township of Millstone, and The Township of Millstone, Docket No. MON-L-002961-24”, seeking a Judgment reversing the Board’s determination in this matter.

The parties have entered into a settlement agreement entitled “Stipulation of Settlement and Order of Dismissal” (hereinafter, “Settlement Agreement”), which is intended to resolve the matters in dispute.

The Settlement Agreement requires that the Board conduct a public hearing to consider the Settlement Agreement and a revised Preliminary and Final Major Site Plan (“Revised Plan”) pursuant to the requirements of *Whispering Woods v. Middletown Tp.*, 220 N.J. Super. 161 (Law Div. 1987) (“*Whispering Woods*”). The Board has scheduled the *Whispering Woods* hearing for April 9, 2025, which meeting will begin at 7:30 pm.

The building shown on the Revised Plan has been reduced by approximately 10,000 square feet from the original building size. On the Revised Plan the distance between the nearest pavement on the Property to the nearest property line is 440 feet, where previously on the plan that was denied, the distance was 360 feet.

The Revised Plan includes reduction of the number of loading docks, limitation on the use of the loading docks, partial relocation of the circulation driveway to increase the separation of same from the adjacent residential community to the northwest, modification of the location of fencing and sound attenuation walls on the southern side of the building, and modifications to grading, drainage and landscaping to accommodate the proposed revisions.

The Revised Plan eliminates variance relief, which was previously requested in the application that was denied by the Planning Board. The applicant shall request variance relief, as identified on the Revised Plan, including:

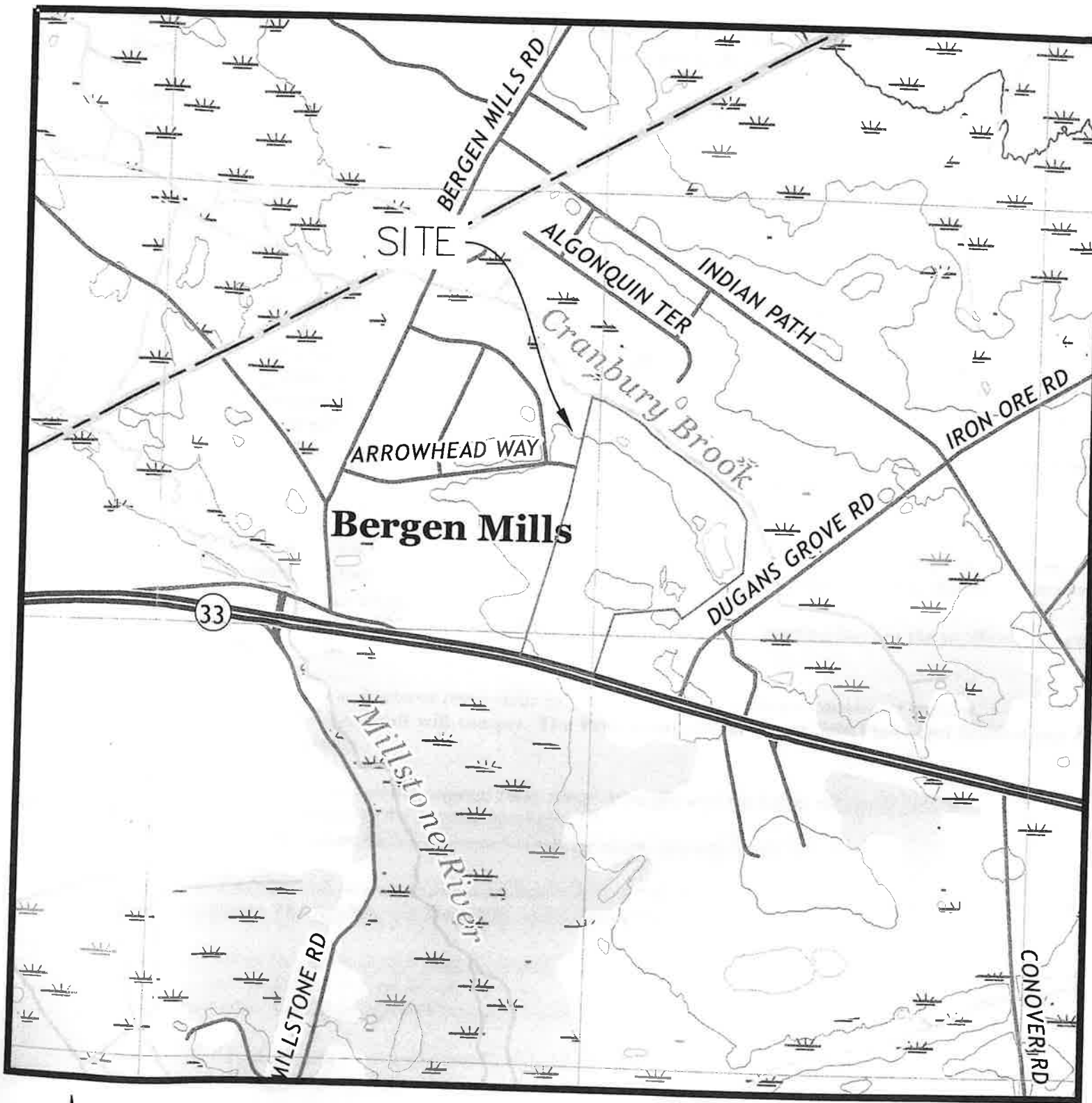
- Maximum light intensity at property line: 2.8 ft. candles, where .5 is permitted. This maximum intensity exceedance only occurs at the intersection of the proposed driveway and Highway 33.
- Minimum light intensity in parking lots: 0.0 ft. candles proposed, where 0.3 ft. candles is required (this occurs in the rear lot of the property in closest proximity to the residential community to the northwest).

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 9, 2025, 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 application materials, plans, including the Revised Plan and Settlement Agreement, 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>.

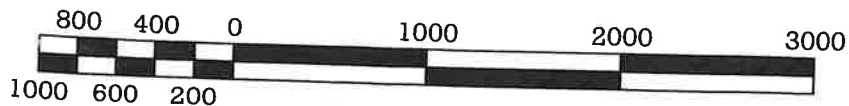
F. Key Map (see attached).



LOCATIONAL KEY MAP

JAMESBURG QUADRANGLE

NJPCS NAD 83



GRAPHIC SCALE