

P-21-05

**NOTICE OF PUBLIC HEARING  
TOWNSHIP OF MILLSTONE PLANNING BOARD  
MONMOUTH COUNTY, NEW JERSEY**

**RECEIVED**  
FEB 25 2022

**PLEASE TAKE NOTICE** that the Township of Millstone (“Township”) Planning Board (“Board”) will hold a public hearing (“Hearing”) on the 9th day of March, 2022 at 7:30 p.m., at the Wagner Farm Park Facility, 4 Baird Road, Millstone Township, New Jersey 08535 or at such other time and place as the Board may adjourn to thereafter, to consider an application (“Application”) made by **HEXA BUILDERS, LLC** (“Applicant”) for Preliminary and Final Major Site plan approval (“Application”) for property located at 711 Perrineville Road, Millstone Township, New Jersey 08535 which is designated as Block 11, Lots 19 and 19 Qfarm, on the Township’s Tax Map (collectively, the “Property”). The Property is approximately 36.49 acres in area and is located in the Township’s Rural Multi-Family Zone (“R-MF Zone”).

The Property is the subject of an agreement between the Applicant and the Township regarding the provision of affordable housing units. In connection with this Application, Applicant seeks the Board’s approval to permit the development of the Property with 170 residential units (consisting of 122 townhomes and 48 apartments designated for affordable housing), along with roadways, driveways, parking areas, stormwater management facilities, utilities, lighting, landscaping, signage and related site improvements.

Applicant will seek such variances, waivers, permits and/or exceptions, pursuant to the Township’s zoning ordinance and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”), as the Board and its professional consultants may deem necessary for this Application without further public notice.

A copy of the Application and supporting documentation is on file with the Township at the Township of Millstone Municipal Building, 470 Stage Coach Road, Millstone, New Jersey 08510 and is available for review by interested persons. Anyone seeking to review these documents is advised to check the Township website (<https://www.millstonenj.gov/boards-committees/planning-board>) for instructions, or to contact the Board Secretary via telephone at (732) 446-4249.

This Notice is given pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. Any interested person may appear in person, through his attorney, or through his designated agent at the above-referenced public hearing at the time and place herein stated and be heard.

**HEXA BUILDERS, LLC**  
By: John A. Giunco, Esq.  
Giordano, Halleran & Ciesla  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701

Dated: February 23, 2022

**RECEIVED**  
FEB 25 2022

MILLSTONE TOWNSHIP  
CLERKS OFFICE