

WEBSITE NOTICE

A. Applicant Name: Estate of Fay Hom, Frank Hom and Wickie Hom, as their interest may appear

B. Application is before the: Continued Public Hearing/
Zoning Board of Adjustment

C. Hearing Location: 215 Millstone Road
Millstone, New Jersey

Time and Date: Beginning at 7:30 p.m. on June 25, 2025

D. 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 Zoning Board of Adjustment and are available for public inspection on the Millstone Township Zoning Board of Adjustment website at <http://www.millstonenj.gov/boardsnotices.html>.

E. Place an "X" where applicable:
☐ Variance (Use Variance and/or Bulk Variance)
☐ Preliminary and Final Major Subdivision
☐ Minor Subdivision and Bulk Variance relief
☒ Preliminary Major Site Plan Approval

F. 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 the Estate of Fay Hom, Frank Hom and Wickie Hom, as their interest appear, have made application to the Millstone Township Zoning Board of Adjustment for Preliminary Major Site Plan Approval, with bulk variance and D6 height variance relief, for the development of the property known as Lot 10.01, Block 17, and Lot 2.02, Block 23, in the Township of Millstone, Monmouth County, New Jersey.

The applicant proposes to develop Lot 10.01, Block 17, as two (2) industrial buildings, each proposed to be 180,000+/- square feet in size, for a total of 360,000+/- square feet. The building height is proposed at 40 feet.

Lot 2.02, Block 23, is 7.33 acres, located on the far side of Millstone Road, and is not contiguous to the proposed development. This property has been included in the application for purposes of offering a Conservation Easement over same to prevent future use or development.

The property is zoned "PCD". The proposed use of the property as two (2) industrial buildings is a permitted use in the PCD Zoning District.

The height of the building at 40 feet will require "D6" height variance relief. The maximum height permitted in the zone is 30 feet.

Building Floor Area Ratio of .20 is provided, where .15 is required by Ordinance.

The applicant shall request bulk variance relief, as same is shown on the Plans, and identified in the application, including the following:

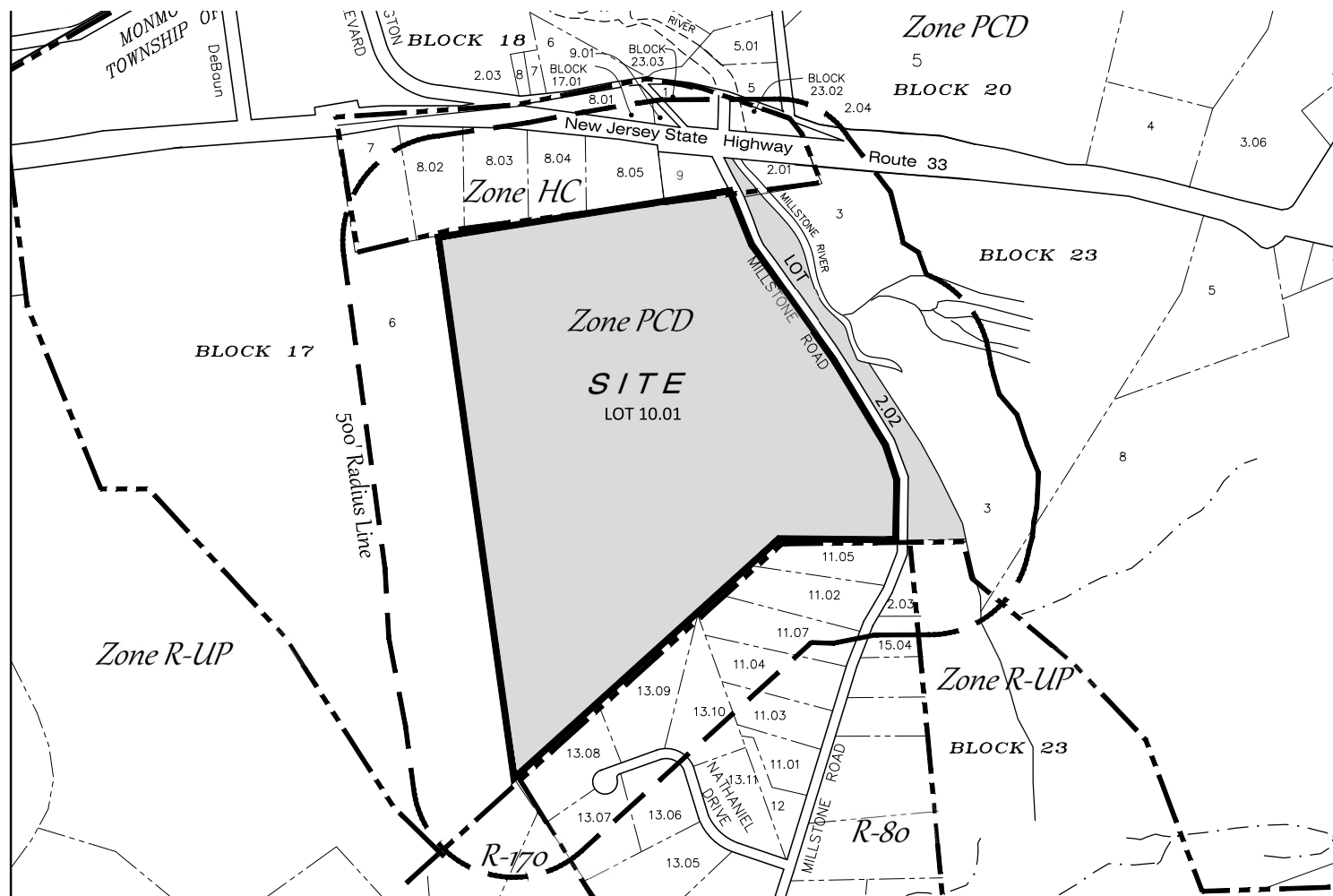
- Maximum Building Coverage of 20% is provided, where 15% is permitted by Ordinance.
- Excessive Average Parking Lot Illumination of 2.32 footcandles is provided, where .50 footcandles required by Ordinance.
- Buffer to a Residential Zone (25% of lot depth) of 302.6 feet is provided, where 459.25 feet is required by Ordinance.

The applicant reserves the right to request additional variance relief or waiver relief if same is determined to be necessary or appropriate by the Board or its staff prior to or during the public hearing.

This application was presented and partially heard by the Millstone Township Zoning Board of Adjustment on January 22, 2025. The Millstone Township Zoning Board of Adjustment continued the application. The continued application will be heard by the Millstone Township Zoning Board of Adjustment at their regularly scheduled meeting of June 25, 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 plans and application 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.

G. Key Map (see attached).



VICINITY MAP