

WEBSITE NOTICE

A. Applicant Name: Arbia Antico Land Subdivision 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 June 14, 2023

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 Arbia Antico Land Subdivision LLC has made application to the Millstone Township Planning Board for Preliminary and Final Major Subdivision Approval to subdivide the lands known as Lots 12, 12.02, 13 & 14.01, in Block 60.02, into five (5) lots. The property is located in the RU-C Zone (Rural Conservation), where the minimum lot requirement is six acres. The proposed lots are 5.39, 5.21, 7.45, 13.73 and 6.69 acres in size. The property is located on Brookside Road. The five proposed lots will require bulk variance relief as follows:

(a) Proposed Lot A:

- 5.39 acres, where 6 acres is required.
- 169.66 feet of width, where 250 feet is required.

- 169.66 feet of frontage, where 250 feet is required.
- Combined side yard setback of 80 feet, where 100 feet is required.

(b) Proposed Lot B:

- 5.21 acres, where 6 acres is required.
- 169.87 feet of width, where 250 feet is required.
- 169.87 feet of frontage, where 250 feet is required.
- Combined side yard setback of 80 feet, where 100 feet is required.

(c) Proposed Lot D:

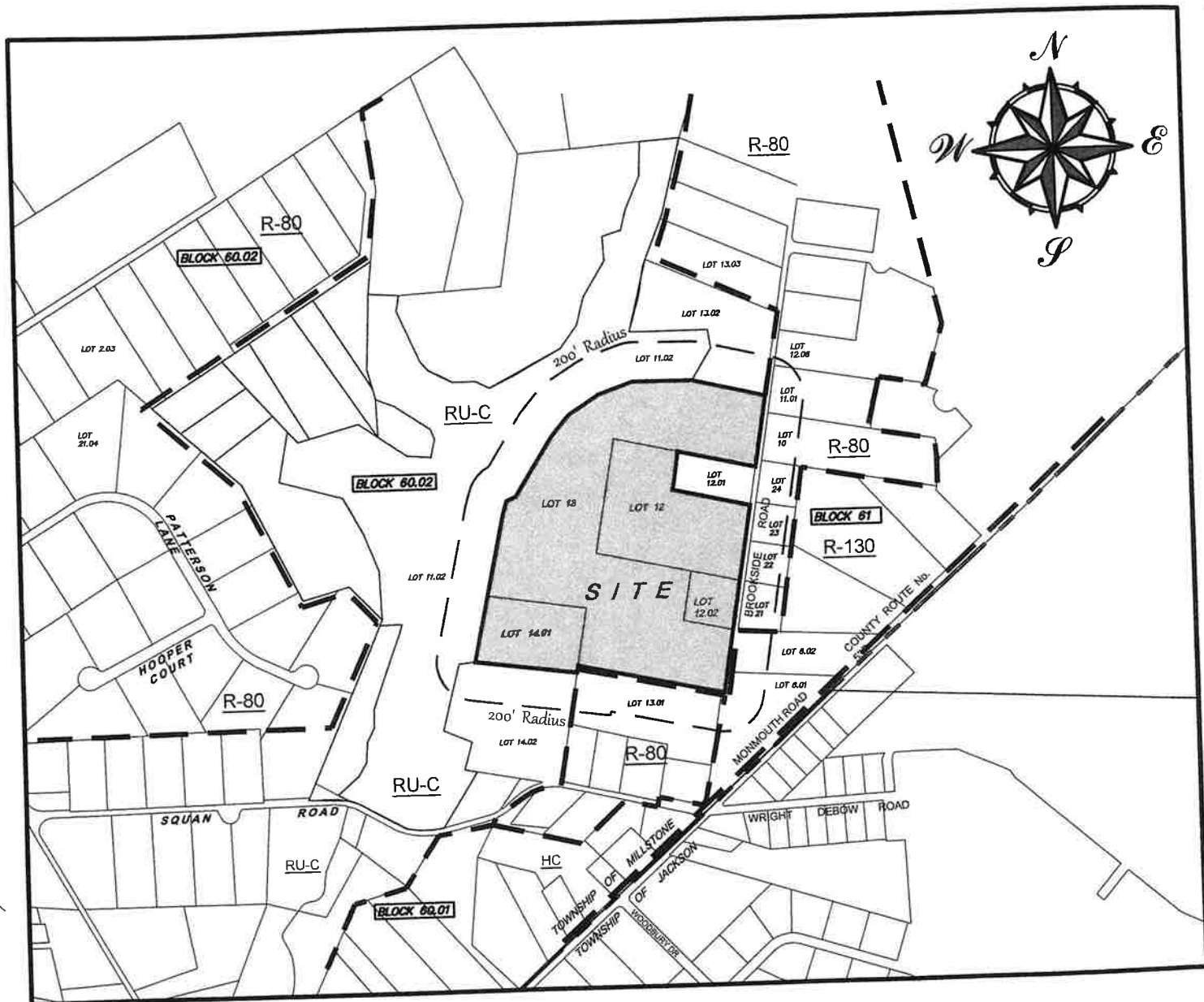
- 33.37 feet front yard setback, where 75 feet is required (this is an existing condition, not exacerbated by the application).
- 18.34 feet rear yard setback, where 20 feet is required (this is an existing condition, not exacerbated by the application).

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

This matter is presently scheduled to be heard by the Millstone Township Planning Board at their regularly scheduled meeting of June 14, 2023 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.

F. Key Map (see attached).



KEY MAP

SCALE : 1" = 800'