

## WEBSITE NOTICE

- A. Applicant Name: David J. Wasenda
- 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 March 27, 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/Zoning 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:
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Variance (Use)     | <input type="checkbox"/> Appeal                 |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Interpretation         |
| <input type="checkbox"/> Preliminary Site Plan         | <input type="checkbox"/> 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:
- The purpose of this application is solely to seek a use variance relief to permit Suites 2A & 2B of the existing building improvements located at 400 Rike Drive to be used as a pickleball facility, as recreational uses are not permitted in the BP (Business Park) Zone. No changes to any other existing uses are proposed. Additionally, no new site improvements or revisions to any existing site improvements are being proposed.
- F. Include a Key Map

# MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

## PUBLIC HEARING NOTICE

Notice is hereby given that David J. Wasenda, as Applicant, has applied to the Zoning Board of Adjustment of the Township of Millstone for use (“d”) variance approval to permit units 2A & 2B, containing a total of 8,500 square feet of interior space within an existing commercial building located at 400 Rike Drive to be used as a pickleball facility. Both of units 2A & 2B are currently occupied by Motives Movement which is a fitness training business. The subject property is owned by TLP Realty, LLC, contains approximately 3.5 acres of land and two (2) 1-story masonry buildings totaling approximately 27,355 square feet, and is also known and designed as Block 16.01, Lot 1 on the Millstone Township Tax Map. No changes to any other existing uses of the subject property are proposed. Additionally, no new site improvements or alterations, or revisions to any existing site improvements are proposed. Applicant seeks use (“d”) variance approval because recreational uses are not permitted in the BP (Business Park) Zone.

The Applicant also seeks the continuation of any and all previously granted site plan approvals, use (“d”) and/or bulk (“c”) variance approvals, waivers, approvals, interpretations, and/or other relief, as well as any and all other, additional, site plan approvals, use (“d”) and/or bulk (“c”) variances, waivers, approvals, interpretations, and/or other relief as the Board or its professionals may deem necessary or appropriate while considering this application.

The Zoning Board of Adjustment will consider the application of David J. Wasenda at its meeting of **Wednesday, March 27, 2024 at 7:30 PM**, or as soon thereafter as the matter may be heard at the **Millstone Township Municipal Meeting Room Building, 215 Millstone Road, Millstone Twp., New Jersey 08535**. At such time anyone interested in this application may appear and provide testimony regarding the application. Copies of all documents submitted regarding the application are available for review at the offices of the Millstone Township Zoning Board of Adjustment located at 470 Stage Coach Road, Millstone Twp., New Jersey 08535 during normal Municipal Building business hours which are Monday through Friday 8:30am to 4:00pm.

DATED: MARCH 12, 2024

SONNENBLICK, MEHR & LICATA, PC

By: Peter G. Licata, Esq.

Attorneys for David J. Wasenda (Applicant)



Property Address: 400 Rike Drive Block: 16.01 Lot(s): 1 Application #: 224-04

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).