

**WEBSITE NOTICE**

A. Applicant Name: Brian Alster and Holli Alster

B. Application is before the: Zoning Board of Adjustment

Hearing Location: 215 Millstone Road  
Millstone, New Jersey

Time and Date: Beginning at 7:30 p.m. on June 25, 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 Brian Alster and Holli Alster, owner and applicant, have made application to the Millstone Township Zoning Board of Adjustment for bulk variance relief for the premises known as 20 Young Terrace, also known as Lot 5.15, Block 45, in Millstone Township, Monmouth County, New Jersey, for the installation of a pool house in the front yard of their property. The pool house was previously constructed without the required variance relief. The property is located in the R-130 Zoning District of the Township of Millstone. The property is 2.004+/- acres ins size.

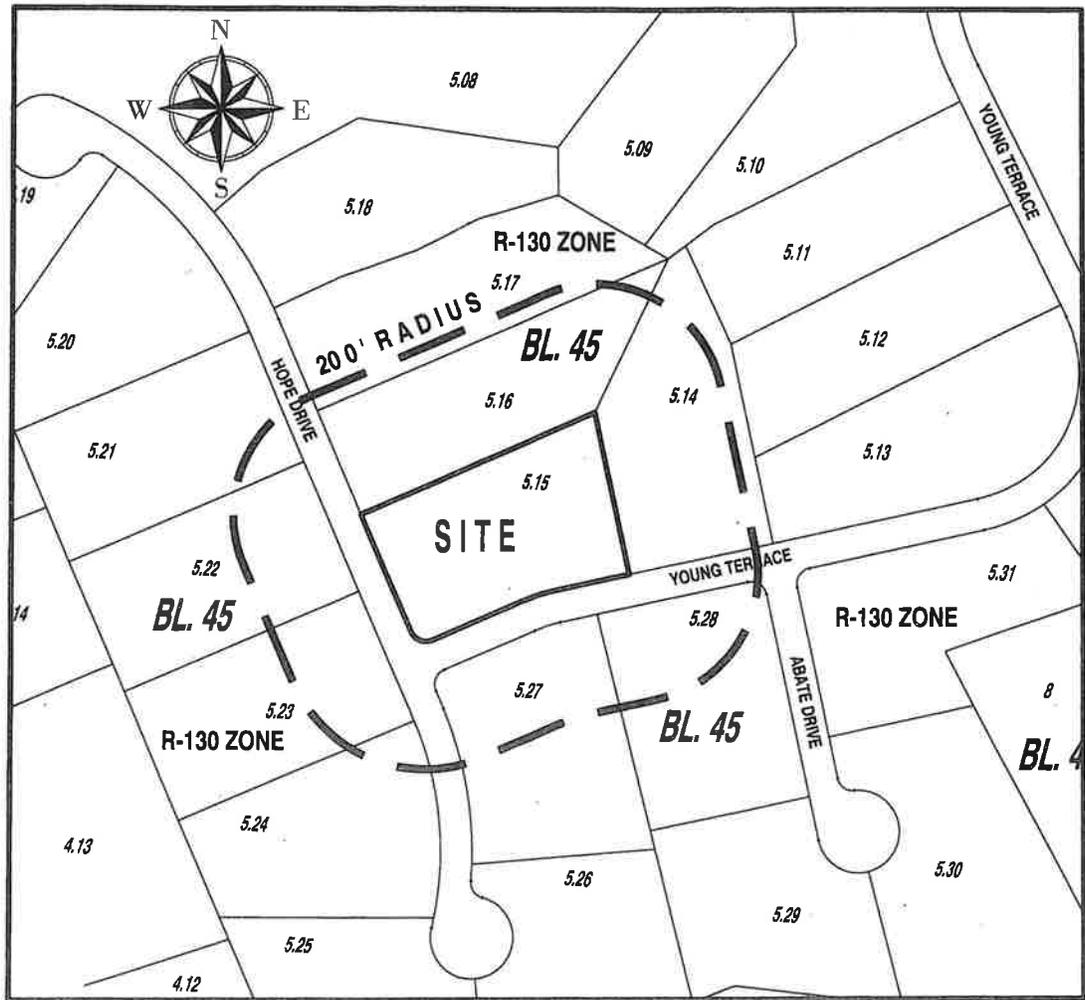
The property is a corner property located at the intersection of Hope Drive and Young Terrace. The pool house is 115 feet from Hope Drive, but is located in the portion of property designated as the front yard (the property has two front yards).

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 matter is presently scheduled to be heard by the Millstone Township Zoning Board of Adjustment at their regularly scheduled meeting on 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.

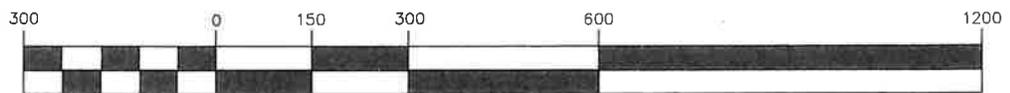
Copies of the plans and application are on file in the Office of the Board Secretary and may be inspected by the public Monday through Friday, between the hours of 8:30 a.m. and 4:00 p.m., at the Municipal Building, 470 Stage Coach Road, Millstone, New Jersey.

F. Key Map (see attached).



**KEY MAP**

GRAPHIC SCALE



( IN FEET )