

WEBSITE NOTICE

A. Applicant Name: MXS BMW 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 October 8, 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)

☒ Subdivision Approval

☐ 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 MXS BMW LLC has made application to the Millstone Township Planning Board for Subdivision Approval of the property known as Lot 1, Block 15, which property has frontage on Huneke Way and Disbrow Hill Road, Millstone Township, Monmouth County, New Jersey. The property is zoned RU-P (Rural Preservation Zone District) and is 37.43+/- acres in size.

The applicant is proposing to subdivide the property to create two lots. Proposed Lot 1.01 will be 26.86+/- acres; Proposed Lot 1.02 will be 10.0+/- acres. Proposed Lot 1.01 includes an existing single-family residence with ancillary structures.

The applicant will request bulk variance relief for existing conditions including:

- (a) Existing residence has a front yard setback of 28.9 feet, after the right-of-way dedication, where 75 feet is required.
- (b) Existing sheds and trailers have 0.0 feet separation from other accessory structures, where a 10-foot minimum separation is required (applies to Sheds #2 through #5 as shown on the Plan).
- (c) Trailer #6 is not a permanent permitted structure. Variance relief is required.
- (d) Shed #7 is located within the 75-foot front yard setback. Variance relief is required.
- (e) Existing solid 6-foot high fence in front yard, where 4-foot height, 50% open fences are permitted. Variance relief is required.

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 the staff prior to or during the public hearing.

This matter is presently scheduled to be heard by the Millstone Township Planning Board at their regularly scheduled meeting of October 8, 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 application materials, plans, including the Revised Plan and Settlement Agreement, 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, or on the Planning Board website at: <https://www.millstonenj.gov/pb-agendas-minutes>.

F. Key Map (see attached).

KEY MAP
1"=1,000'

