

WEBSITE NOTICE

- A. Applicant Name: Daniel Merkel
- 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 October 22, 2025
- C. Board Contact Information: Millstone Township Municipal Building
Land Use Office
470 Stagecoach Road
Millstone Township, New Jersey 08510
Applications can be viewed Mon-Fri, 8:30 am-4:00 pm
or on the Millstone Township Planning Board
website at
Zoning: <https://www.millstonenj.gov/boa-agendas-minutes>
- D. Place an "X" where applicable:
- ☒ Amended Use Variance and 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 Daniel Merkel has made application to the Millstone Township Zoning Board of Adjustment for Amended Use Variance and Bulk Variance relief for premises known as 8 Burnt Tavern Road, also known as Block 59, Lot 2.01 (previously known as Block 59, Lots 1 & 2), Millstone Township, Monmouth County, New Jersey. The property has frontage on both Burnt Tavern Road and Trenton-Lakewood Road also known as County Route 526. The property is located in the BP (Business Park) Zoning District of Millstone Township, and is 97,970.58 +/- square feet in size.

The applicant previously received use variance relief for the use of the property as a residence with certain permitted expansions by Resolution (Application No. Z-1705) dated July 26, 2017. The applicant is returning to the Zoning Board of Adjustment for Amended Use Variance and Bulk Variance relief to modify the prior approvals to be consistent with the current application.

The applicant's current request for relief is for the construction of a two-story garage storage building addition (736+/- square feet) and a 12-foot x 24-foot shed, in the rear yard. The Amended Use Variance relief includes a request to expand the previously approved residential use and accordingly the applicant requests D (2) variance relief. Bulk variance relief is requested for:

Front yard setback of 62.4 feet, where 100 feet is required (principal structure).

Rear yard setback of 71.8 feet, where 100 feet is required (principal structure).

Rear yard setback for accessory structure 36.9 feet for the proposed shed, where 75 feet is required.

FAR of 0.285, where 0.20 is permitted.

Minimum separation between shed/house/garage of 11.4 feet where 15 feet 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 Zoning Board of Adjustment at their regularly scheduled meeting of October 22, 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, or on the Millstone Township Planning Board website at Zoning: <https://www.millstonenj.gov/boa-agendas-minutes>.

F. Key Map (see attached).

