RESOLUTION

of the

ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MILLSTONE

GRANTING SUBMISSION WAIVERS

APPLICANT: BRIDGE ASSET MANAGEMENT, LLC
BLOCK 17, LOT 4
APPLICATION #: Z 26-04

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WHEREAS, the applicant is the owner of 663 Route 33 located Township of Millstone, County of Monmouth, State of New Jersey, hereinafter referred to as "premises"; and

WHEREAS, the application has been deemed incomplete for failure to provide documents requires by the completeness checklist; and

WHEREAS, the applicant has requested the following submission waivers (Applicant's response to waivers in **Bold**):

1. Location of cliffs, gravel, outcroppings, streams, floodstreams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site**. No site improvements proposed. As such potential surrounding environmental constraints have not been reviewed or mapped within the plan set.**

2. List of requested design waivers or exceptions. No site improvements proposed. **As such no design waivers or exceptions are being requested.**

3. Roadway Improvement as per Township and./or Residential Site Improvement Standards. **No site or roadway improvements proposed.**

4. Topographical features of subject property and benchmarks. **No site or roadway improvements proposed.**

5. Tree preservation information. **No site improvements or disturbance proposed.**

6. Percolation tests, soil logs, and drywell locations. **No site improvements, septic systems, stormwater basins, or water softener systems are proposed.**

7. Identification and calculation of usable, buildable critical areas. **No site improvements proposed.**

8. List of all Federal, State, County, regional and/or municipal approvals or permits required. **No site improvements proposed – no additional outside agency approval is required.**

9. Copies of any existing or proposed deed restrictions or covenants. **None identified on the survey – none proposed.**

10. Statement of Environmental Impact and Assessment. **No site improvements proposed – use to also remain unchanged.**

11. Statement from utility companies as to serviceability of site. **Property is currently served by utilities - no change in utility demands anticipated.**

12. Architectural drawings, floor plans and elevations. **No site improvements proposed.**

13. Grading and Utility Plan. **No site improvements proposed including no changes to grading or utilities on site.**

14. Landscaping plan. **No site improvements proposed including no proposed landscaping.**

15. Soil Erosion and Sediment Plan. **No site disturbance proposed.**

16. Lighting Plan**. No site improvements proposed including no changes to the existing site lighting.**

17. Solid waste management and recycling plan. **No site change to on-site waste management/ recycling proposed.**

18. Site identification signs, traffic control signs, and identification signs. **No site improvements proposed including no additional signage proposed.**

19. Township construction details. **No site improvements proposed.**

WHEREAS, a hearing was held on June 24, 2026; and

WHEREAS, the Board has reviewed the testimony of its professionals; and

WHEREAS, the Zoning Board of the Township of Millstone having considered all evidence, exhibits, and testimony presented and makes the following findings of facts and conclusions of law with respect to the submission waiver request:

1. The applicant required certain submission waivers. The Board has reviewed the requests and determines they can make an informed decision on the application without the documents required per the submission list, except for the items required to be submitted as set forth below. The Board finds it would be a hardship on the applicant to provide these documents, which are not necessary for the Board to make an informed decision on the application. However, the Board has also determined, and the applicant has agreed, that in the event the Board determines that the Board requires any of the aforementioned documents during the hearing, to make an informed decision on the application, the applicant will provide the required documents. Therefore, pending submission as set forth below, the Board hereby grants the waivers and finds the application complete, and the applicant can notice for a public hearing on the application.

NOW, THERFORE, BE IT RESOLVED that this resolution serves as a memorialization of the Board's decision to grant submission waivers for Bridge Asset Management, LLC on June 24, 2026, subject to the conditions as follows:

1. If during the application, the Board determines that they require any of the documents, that the Board granted a waiver for, the Applicant shall provide same.
2. Prior to the hearing, the applicant shall submit the following:
    - **a.** Digital Copies of all documents.
    - **b.** Tax Certificate.
    - **c.** Disclosure Statements.
    - **d.** Consent of Entry.
    - **e.** Conflict & Contribution Disclosure Statement.
    - **f.** Landscaping Plam.
    - **g.** Lighting Plan.
    - **h.** Signage Plan.

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to send a certified copy of this Resolution to the applicant, the Township Clerk, Engineer and Assessor and shall make same available to all other interested parties; and that the Board Secretary and/or the applicant is hereby authorized and directed to cause a Notice of this decision to be published in the official newspaper at the applicant's expense.

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Zoning Board of the Township of Millstone at a meeting held on July 22, 2026.

Danielle B. Sims, Secretary
Zoning Board of the Township of Millstone