

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JULY 25, 2007**

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
ROLL CALL: Secretary D'Andrea

Barthelmes _____ Curcio ___ Devine_____ Iradi_____ Lambros_____
Morelli_____Novellino_____ Bailey(Alt 1)_____ Conoscenti (Alt 2)_____

APPROVAL OF MINUTES: June 27, 2007

Roll Call:

Motion _____ Second _____
Barthelmes _____ Curcio ___ Devine_____ Iradi_____ Lambros_____
Morelli_____Novellino_____ Bailey(Alt 1)_____ Conoscenti (Alt2)_____

RESOLUTIONS:

Z05-03 CHARLES NOREIKA - Block 50, Lots 1.01, 1.02, 1.03 & 2. Located on Paint Island Spring Road and Millstone Road. 30.1 acres located in the R-80 Zone. Preliminary Major Subdivision to develop an (11) lot subdivision consisting of (1) existing residential building lot, (8) new single-family residential lots, (1) lot dedicated for drainage and (1) existing non-conforming commercial lot. Use variance and (6) bulk variances requested. Applicant returns to the Board for Use Variance, Bulk Variance and Preliminary Major Subdivision approval.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ___ Devine_____ Iradi_____ Lambros_____
Morelli_____Novellino_____ Bailey(Alt 1)_____

Z07-03 KAPOULER – Block 16.01, Lot 2. 3.26 acres the BP Zone located off of Rike Drive in the Moto Industrial Park. Applicant seeks use variance approval to utilize 14,000 s.f. of a partially occupied building to use as a gymnastics academy. Deemed Complete: 6/1/07. Date of Action: 9-29-07.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Devine_____ Iradi_____ Lambros_____
Morelli_____Novellino_____ Bailey(Alt 1)_____

WAIVER HEARING:

Z07-04 CKV REALTY, LLC – Block 57, Lot 16. 53.39 acres located in the BP Zone Located at 33 Burnt Tavern Road. Transferred from the Planning Board. Application is for a construction of a garden center and nursery related facility including construction of a 15,000 s.f. building. Application is not deemed complete and applicant is seeking waivers from providing checklist items. No noticing required for waiver hearing.

Roll Call:

Motion _____ Second _____
Barthelmes _____ Curcio ___ Devine_____ Iradi_____ Lambros_____
Morelli_____Novellino_____ Bailey(Alt 1)_____ Conoscenti (Alt2)_____

NEW APPLICATION :

Z07-05 SACCO, MICHAEL – Block 12, Lot 1.12. Located at 208 Disbrow Hill Road. 5.8 acres located in the RU-P Zone. Applicant seeks to construct a single-family, 2-story, 3900 s.f. dwelling. Variance needed for lot size.

Roll Call:

Motion _____ Second _____
Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt2) _____

CARRIED APPLICATION:

Z06-05 537 ABR, LLC - Block 60.01, Lot 15.01. 4.02 Acres located in the HC Zone at 490 Monmouth Road. Applicant seeks use variance to construct a two-story 9,820 s.f. building for car wash and service area and a 10,000 s.f. storage warehouse. A design waiver requested. Deemed Complete 6/1/07. Date of Action 9/29/07.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

NEW APPLICATION:

Z07-06 353 SWEETMANS LANE, LLC – Block 39.01, Lot 2.01. 1.88 acres located in the NC Zone at 353 Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a two-story, 3,818 s.f retail building with an existing 6,750 s.f. retail building. “D” variance is required for Block 39.01, Lot 7 (for proposed stormwater management) which is located in the RU-P Zone. Bulk variances needed. Deemed Complete June 29, 2007.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

Z07-06 D. MORGAN TRACEY – Block 39.01, Lot 2.20 – 4.33 Acres located in the NC Zone located on Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a 9,600 s.f. retail building, 1,098 s.f. office space and 2,056 s.f. retail building with adjoining 2,016 s.f. bank. “D” variance needed for Lot 7 (proposed stormwater management area) which is located in the RU-P Zone. Bulk variance needed. Deemed Complete June 26, 2007.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Iradi _____ Lambros _____
Morelli _____ Novellino _____ Bailey(Alt 1) _____ Conoscenti (Alt 2) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: