

Millstone Township Meeting Room
215 Millstone Road
Millstone Township, NJ 08535
Beginning at 7:30 p.m.

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
MAY 26, 2010**

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 _____ Bailey _____ Lambros _____
Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

APPROVAL OF MINUTES: April 24, 2010

Motion _____ Second _____

Roll Call:

Barthelmes _____ Devine _____ Bailey _____ Novellino _____
Conoscenti (Alt1) _____ Frost(Alt2) _____

RESOLUTIONS:

Z07-06 - 353 SWEETMANS LANE, LLC – Block 39.01, Lots 2.01 & 7. 1.88 acres located in the NC Zone at 353 Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a one-story, 4,000 s.f. retail building with an existing 6,750 s.f. multi-use 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 6-16-09. Heard in part on 10-28-09; 1-27-10; 2-24-10; 3-24-10. Approval Denied.

Motion _____ Second _____

Roll Call:

Devine _____ Bailey _____ Lambros _____ Morelli _____ Novellino _____
Conoscenti (Alt1) _____

Z07-07 - 232 MILLSTONE ROAD, LLC – Block 39.01, Lots 2.02 & 7– 4.33 Acres located in the NC Zone located on Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a 7,700 s.f. retail building, 1,000 s.f. office space on the second-floor with adjoining 4,000 s.f. bank. “D” variance needed for Lot 7 (proposed stormwater management area) which is located in the RU-P Zone. “D” variance needed for Tower peak and cupola peak. Deemed Complete 6-16-09. Heard in part on 10-28-09; 1-27-10; 2-24-10; 3-24-10. Approval Denied.

Motion _____ Second _____

Roll Call:

Devine _____ Bailey _____ Lambros _____ Morelli _____ Novellino _____
Conoscenti (Alt1) _____

Z09-05 – MASSENZIO, Gary and Jodi – Block 46, Lot 15.01 – 35 Back Bone Hill Road – 3.63 acres located in the R-130 Rural Residential Zone. Applicant seeks approval to construct a 865 s.f. addition to the first floor and porch of the existing home. Bulk variance relief for front yard setback is sought where 75 ft. is required and 52.34 ft. is

provided and side yard setback where 40 feet is required and 28.60 is provided.
Deemed Complete 4-13-10. Date of Action 8-11-10. Noticing Required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____

Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

CARRIED APPLICATION:

Z10-01 SEASONAL WORLD – Block 57.01, Lot 21.01. 2.91 Acres located in the HC-1 Zone know as 532 Monmouth Road. Applicant seeks amended major site plan approval and use variance to add a canopy around the perimeter of the existing building (increasing the building by 2,280 s.f.) add three additional parking spaces; modify prior approval conditions to allow the approved two (2) storage trailers to stay on site for a longer period of time. Deemed Complete 3-4-10. Date of Action: 7-1-10. Carried from 4-28-10.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____

Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

NEW BUSINESS: Professionals to explain newly adopted Ordinance 10-12 as it relates to potential applications before the Board

OLD BUSINESS:

ADJOURNMENT: