

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

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JUNE 23, 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: May 26, 2010

Motion _____ Second _____

Roll Call:

Curcio _____ Bailey _____ Lambros _____ Morelli _____ 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) _____

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. Application Denied.

Motion _____ Second _____

Roll Call:

Curcio ___ Lambros _____ Novellino _____ Conoscenti (Alt1) _____

NEW APPLICATION:

Z10-02 VETTER, EDWARD V. - Block 64, Lot 2.02. Located at 42 Charleston Spring Road consisting of 83,145 s.f. in the R-130 zone. Applicant seeks bulk variance relief (pre-existing for minimum lot area and lot width/frontage) to construct a detached 40' ft. x 80' garage consisting of 3,200 s.f. and 19'3" in height. Deemed Complete 5-15-10. Date of Action 9-10-10. Hearing Date 6-23-10.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ___ Devine _____ Bailey _____ Lambros _____

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

NEW BUSINESS: Mr. Coppola to update the Board on the state of COAH

OLD BUSINESS:

ADJOURNMENT: