

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

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

**APPROVAL OF MINUTES: April 24, 2010**

**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.

**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.

Resolution Memorialization tabled to June 23, 2010 in order for the Board to review the Resolution

**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. Memorialized on 5-26-10

**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.

Applicants request to change the dates for storage trailer to be on premises approved.

Request for an enclosed canopy denied by majority vote.

**NEW BUSINESS:** Engineer Shafai and Board Member Frost explained the newly adopted Ordinance 10-12.