

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA UPDATE
MARCH 28, 2012**

Approval of Minutes: February 22, 2012

Resolution:

Z12-01 Hawk, Danielle – Block 31, Lot 28. Located at 106 Agress Road and 108 Agress Road consisting of 2.3509 acres in the R-80 (Rural Residential) Zone. Two residences exist on the property. Applicant received approval to renovate one of the pre-existing, non-conforming homes on the property.

Z07-12 Allen House – Block 35, Lot 13.03. Located at 477 Stage Coach Road in the NC Zone. Property consists of 4.34 acres. On March 31, 2008, the applicant received Preliminary and Final Site Plan approval, Minor subdivision approval and use and bulk variance approval to remove the existing residential building, out buildings and barns and construct two (2) multi-family COAH dwellings for purposes of providing rental housing for the age-restricted. A combined total of 12 residential units were approved but the applicant has downsized that to 10 residential units and, therefore, a Minor subdivision of the property was not needed. The applicant sought an extension of time in order to perfect the Plan. An extension of time was granted in June 2009. Applicant sought to downsize the project and sought administrative guidance.

New Applications:

Z11-03 CKV Realty, LLC – Block 57, Lot 16. Located at 33 Burnt Tavern Road consisting of 53.38973 acres in the BP (Business Park) Zone. Applicant seeks approval to operate a nursery and retail garden center including the construction of nine (9) structures. Applicant seeks Use Variance, Preliminary and Final Site Plan Approval, along with variance relief concerning side yard setbacks, buffering to adjacent residence, off-street parking, parking lot spacing and signage. Deemed Complete 1-19-12. Date of Action 5-18-12. Application heard in part and carried without further noticing to 4-25-12.

Z12-02 Gesualdo, Ronald – Block 37.03, Lot 29.05 located at 119 Agress Road consisting of .99 acres in the R-80 (Rural Residential) zone. Applicant seeks variance relief from Section 11-24.3 of the Township Zoning Ordinance, disturbance of steep slopes. The applicant seeks to stabilize the area by installing a retaining wall, apply top soil, seed and plant trees. Deemed Complete: 3-8-12. Date of Action 6-30-12. Noticing required. Board granted the application.