

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

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
FEBRUARY 24, 2016**

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
NEW MEMBERS SWORN IN: Attorney Gregory Vella
ROLL CALL: Secretary D'Andrea

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____
Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

APPROVAL OF MINUTES: January 27, 2016

Motion _____ Second _____

Roll Call:

Barthelmes _____ Lambros _____ Morelli _____ Novellino _____
Bailey _____ Conoscenti _____ Ferro(AltII) _____

RESOLUTION:

Z15-06 SZUCS, CHRISTOPHER - Block 9, Lot 9.15. Property located at 1061 Windsor Road consisting of 12.88 acres in the RU-P Zoning district. Applicant seeks variance approval for constructed accessory structure for height where 16 feet is maximum allowable height, 21.6 feet is requested; for minimum separation of accessory structure where 10 feet is required, 4 feet is proposed. Variance needed for Ord. Section 4-9.11 detached garage in the side yard or rear yard visible from the public street shall be architecturally consistent to the principal residence. Application deemed complete on 8-25-15. Application heard in part on 10-28-15. Carried to 1-27-16. Extension of Time granted to 1/31/16.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Lambros _____ Morelli _____ Novellino _____
Bailey _____ Conoscenti _____ Ferro(AltII) _____

CARRIED APPLICATION:

Z15-10 LENZO, JAMES AND JOHN - -Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Proposed use of property is for the sales and servicing of recreational vehicles. Applicant seeks a D-1 variance to permit outdoor display of recreational vehicles. Application deemed complete on 11-19-15. Date of Action 3-18-16. Application heard in part 1-27-16. No further noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____
Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

NEW APPLICATIONS:

Z16-01 PACE, VINCENZO, ANNA & EDUARDO - Block 54.03, Lot 3. Located at 43 Yellow Meeting House road consisting of 1.16 acres in the R-80 Zoning District. Applicants seek to construct a 2,462 square foot addition to rear of the existing home with wheel accessibility. Variance needed for front yard setback where minimum setback is 50 ft. and applicant can only provide 31ft. Deemed Complete:1-11-16 Date of Action: 5-6-16. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____

Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

Z15-09 MERKIN, MICHAEL AND BARBARA - Block 37.01, Lot 1.02. Located at 43 Bittner Road consisting of 1.64 acres in the R-80 Zoning district. Applicant received approval from the Construction Department to construct a 3- car attached garage addition. Applicant did not attach the garage to principal building, creating three variances for accessory structure in front yard setback, minimum separation from accessory structure to principal building 10 foot variance needed, accessory height 21.5 feet where 16 foot is maximum. Deemed complete 11-12-15. Date of Action: 3-11-16. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____

Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

Z15-11 SBRIGATO, JOHN - Block 62.02, Lot 41. Located at 9 Wetherill consisting of 1.88 acres in the R-130 Zoning District. Applicant installed a paved driveway. Applicant seeking a variance for lot coverage where 20% is permitted, applicant has lot coverage of 35.5%. Deemed Complete: 10-29-15. Date of Action: 2-26-15. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____

Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

NEW BUSINESS: 2015 Annual Report

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Lambros _____ Morelli _____ Novellino _____

Bailey _____ Conoscenti _____ Mostyn (Alt I) _____ Ferro(AltII) _____

OLD BUSINESS:

ADJOURNMENT: