

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

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA  
JULY 26, 2017**

**MEETING CALLED TO ORDER:** Chairman Novellino  
**READING OF ADEQUATE NOTICE:** Vice-Chairman Barthelmes  
**FLAG SALUTE:** Chairman Novellino  
**ROLL CALL:** Secretary D'Andrea

Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**APPROVAL OF MINUTES:** June 28, 2017

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Mostyn \_\_\_\_\_  
Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**RESOLUTION:**

**Z17-05 MERKEL, DANIEL** - Block 59, Lots 1 & 2. Located at 4 and 8 Burnt Tavern Road consisting of 131,700 s.f. in the BP Zoning District. Applicant sought and received Use Variance Approval to merge lots 1 and 2 to construct an attached 2-story addition consisting of a garage with game room on the second floor.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_

**NEW APPLICATION:**

**Z16-5-10 LENZO FAMILY, LLC**- Block 17, Lot 8.06 , known as 595 State Highway 33 with 6.39 acres located in the HC Zoning District and 6 acres located in the PCD Zoning District. Applicant received Minor Subdivision, Lot Consolidation and Preliminary Major Site Plan Approval in Resolution dated 2-22-17. Applicant returns for Final Major Site Plan Approval to construct a 50,466 s.f one-story building and develop the site with a recreational vehicle dealership for sales, service and display of RV's. No noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**APPEAL:**

**Z-17-06A NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS**

Block 17, Lot 4 located at 663 Highway 33 consisting of 2.428 acres in the Highway Commercial (HC) Zoning District. Applicant seeks Appeal from Decision of the Zoning Officer, denying the application for collation at existing wireless communication facility citing variance approval from the Board of Adjustment required. Noticing Required.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**NEW APPLICATION:**

**Z-17-06B NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS**

Block 17, Lot 4 located at 663 Highway 33 consisting of 2.428 acres in the Highway Commercial (HC) Zoning District. Applicant seeks bulk variance approval for minimum rear yard setback for accessory structure where 75 ft. minimum is required and 36.5 ft. exists and for maximum impervious lot coverage where 50% is required and applicant has 68.85% coverage and proposes 69.07%. Deemed Complete 6-30-17. Date of Action: 10-28-17. Noticing Required.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_

Novellino \_\_\_\_\_ Ferro(AltI) \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**