

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

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JANUARY 25, 2017**

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 _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferro(AltI) _____ Ferrara (AltII) _____

ELECTION OF OFFICERS:

CHAIRMAN:

Motion _____ Second _____

Roll Call:

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

VICE CHAIRMAN:

Motion _____ Second _____

Roll Call:

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

SECRETARY:

Motion _____ Second _____

Roll Call:

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

PROFESSIONALS:

ATTORNEY:

Motion _____ Second _____

Roll Call:

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

ENGINEER:

Motion _____ Second _____

Roll Call:

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

PLANNER:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____
Mostyn_____ Novellino_____ Ferro(AltI)_____ Ferrara (AltII)_____

COURT REPORTER:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____
Mostyn_____ Novellino_____ Ferro(AltI)_____ Ferrara (AltII)_____

DESIGNATION OF THE OFFICIAL NEWSPAPER

Asbury Park Press

Motion _____ Second_____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____
Mostyn_____ Novellino_____ Ferro(AltI)_____ Ferrara (AltII)_____

REGULAR MONTHLY MEETING SCHEDULE

To be held on the following dates in 2017 and the first meeting date in 2018 at 7:30 p.m. in the Municipal Building located at 215 Millstone Road, Millstone Township, New Jersey.

- January 25, 2017
February 22, 2017
March 22, 2017
April 26, 2017
May 24, 2017
June 28, 2017
July 26, 2017
August 23, 2017
September 27, 2017
October 25, 2017
November 29, 2017
December 27, 2017
January 24, 2018

Motion _____ Second_____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____
Mostyn_____ Novellino_____ Ferro(AltI)_____ Ferrara (AltII)_____

APPROVAL OF MINUTES: November 2016

Motion _____ Second_____

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____
Mostyn_____ Novellino_____ Ferro(AltI)_____

RESOLUTIONS:

Z16-05 SILVI GROUP COMPANIES- Block 22, Lot 13 located at 470 State Highway 33 consisting of 13.405 acres in the Highway Commercial (HC) Zone. Applicant sought to modify the existing facility to include expanded maintenance garage, replacement of diesel fueling area with natural gas fueling amend parking area and vehicle storage garage. Applicant sought to add a one-story 3,200 s.f. addition to the existing building. Use Variance relief sought. Approval granted on 11-30-16.

Motion _____ Second_____

Roll Call:

Barthelmes _____ Frost_____ Lambros_____ Morelli_____ Novellino_____
Conoscenti _____ Mostyn (Alt I)_____

NEW APPLICATION:

Z16-5-10 LENZO FAMILY, LLC- 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. Applicant Proposes a Minor Subdivision/Lot Consolidation to add a 6-acre portion of Lot 10 to create new Lot 8.06. Applicant seeks Preliminary and Final 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. Applicant sought and received Use Variance approval in Resolution dated 4-27-16. Variances requested. Noticing Required. Deemed Complete 12-19-16. Date of Action. 4-17-16

Motion _____ Second_____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost_____ Lambros_____ Morelli_____

Mostyn_____ Novellino_____ Ferro(AltI)_____ Ferrara (AltII)_____

NEW BUSINESS:

- Annual Report 2016

OLD BUSINESS:

ADJOURNMENT: