

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

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA  
NOVEMBER 28, 2018**

**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 \_\_\_\_\_ Ferrara (AltII) \_\_\_\_\_

**APPROVAL OF MEETING MINUTES:** October 24, 2018

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

Roll Call:

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

**RESOLUTION:**

**Z18-06 GOYANES, ELENA** - Block 36.01, Lot 14.18 located at 2 Beacon Hill consisting of 4.09 acres in the R-80 Zoning district. Applicant sought bulk variance relief to construct a swimming pool, fence and shed wherein parcel has three front yards. Approval granted with conditions.

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

Roll Call:

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

**Z-18-03 DP INVESTMENTS, LLC.** - Block 16.01, Lot 3 located at 800 Rike Drive consisting of 3.37 acres in the Business Park (BP) Zone. Subject property is located on a corner Lot. Bulk variance relief is sought wherein applicant seeks to install a generator in the front yard setback. Applicant further seeks Use Variance relief to construct an accessory structure (shed) on the property which is not permitted in the BP Zone. Deemed Complete 10-10-19. Date of Action 2-7-19. Noticing is required.

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

Roll Call:

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

**Z18-07 MILLSTONE RIVERMART, LLC.** - Block 59, Lot 11 located at Intersection of Routes 537 & 526 consisting of 2.24 acres in the Highway Commercial (HC) Zoning District. Applicant was approved by the Planning Board on 6-14-17 to construct a 14,443 s.f. commercial building. Applicant seeks Use Variance relief to permit a category 3 restaurant (drive thru) which is not permitted in the HC Zone. Variance need for front yard setback where 100 feet is permitted, 96 feet proposed. Deemed complete 11-9-18. Date of Action 3-9-19. Noticing required.

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

Roll Call:

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

**NEW BUSINESS:**  
**OLD BUSINESS:**  
**ADJOURNMENT:**