

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

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA**

**DECEMBER 12, 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:** November 28, 2018 (Table to January 23, 2019)

**RESOLUTIONS:**

**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 sought Use Variance relief to construct an accessory structure (shed) on the property which is not permitted in the BP Zone. Approval granted.

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

Roll Call: Barthelmes \_\_\_ Conoscenti\_\_ 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 sought Use Variance relief to permit a category 3 restaurant (drive thru) which is not permitted in the HC Zone. Variance sought for front yard setback where 100 feet is permitted, 96 feet proposed. Approval granted.

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

Roll Call: Barthelmes \_\_\_ Conoscenti\_\_ Lambros\_\_ Morelli\_ Mostyn\_\_ Novellino\_ Ferrara (AltII)\_\_\_

**NEW APPLICATION:**

**Z18-10 NOREIKA, CHARLES** - Block 50, Lots. 1.01, 1.02, 1.03 & 2 located at Paint Island Spring Road and Millstone Roads consisting of 28+ acres located in the R-80 zoning district. Applicant seeks Use ("D") variance for proposed Lot 1.05 to construct 7,500 s.f. of retail/repair/office for commercial use with 2-bedroom apartment on second floor. Variance required on proposed Lot 1.05 for lot coverage where 20% is permitted, applicant proposes 31%. Existing dwelling on proposed Lot 1.04 requires variance for front yard setback and for the shed located in the side yard setback. Applicant further seeks Preliminary and Final Subdivision Approval for an 11 lot subdivision to include, existing dwelling on proposed Lot 1.04 and stormwater management on proposed lot 1.14 and 8 new residential lots. Deemed Complete 12-7-18. Date of Action: 4-6-19. Noticing Required.

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

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

**NEW BUSINESS: Annual Report**

**OLD BUSINESS:**

**ADJOURNMENT:**