

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
MEETING MINUTES  
FEBRUARY 28, 2018**

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Mr. Morelli.

Chairman Novellino read the additional Noticing required by the

Township. Salute to the Flag and observance of a moment of silence

for the troops.

Roll Call: Present - Conoscenti, Morelli, Mostyn, Novellino and Ferro.

Absent - Barthelmes, Ferrara, Frost and Lambros.

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

The Board having review the Meeting Minutes and incorporated corrections thereto , Chairman Novellino asked for a Motion and a Second to adopt the meeting Minutes. Mr. Mostyn made a Motion and Mr. Morelli offered a Second. Roll Call Vote: Mostyn, Morelli, Ferro and Novellino voted yes to approve the meeting Minutes.

**APPROVAL OF EXECUTIVE SESSION MINUTES:** January 24, 2018

The Board having review the Executive Session Minutes and finding same to be in order, Chairman Novellino asked for a Motion and a Second to adopt the meeting Minutes. Mr. Ferro made a Motion and Mr. Mostyn offered a Second. Roll Call Vote: Ferro, Mostyn, Morelli and Novellino voted yes to approve the Execution Session Minutes.

**RESOLUTIONS:**

**Z17-09 McDONALD'S CORPORATION** - Block 57.01 , Lot 19.02 located at 542 Monmouth Road consisting of 3.48 acres in the Highway Commercial 1 (HC-1) Zone. Applicant Sought and received completeness submission waivers related to their application. Applicant sought and was granted approval for Conditional Use Variance, Amended Preliminary and Final Major Site Plan Application with bulk variances.

Attorney Vella advised the Board that a few changes were made to the Resolution including one comment by the applicant's attorney regarding the lighting plan shall exclude the entrance and exit lighting. The Board having agreed with the changes, Chairman Novellino asked for a Motion and a Second to memorialize the Resolution. Mr. Ferro made a Motion and Mr. Morelli offered a Second. Roll Call Vote: Ferro, Morelli, Mostyn and Novellino voted yes to memorialize the Resolution.

**EXECUTIVE SESSION:** At 7:39 p.m., Attorney Vella announced that the Board would be entering into an Executive Session to discuss pending litigation matters. Chairman Novellino made a Motion, Chairman Novellino made a Motion to leave the Regular meeting and enter into the

Executive Session, Mr. Ferro offered a Second, and by unanimous vote, the Board left the Regular meeting and went into the Executive Session.

At 7:47 p.m., the Board returned into the regular session. Seeing no further business on the Agenda, Mr. Conoscenti made a Motion to Adjourn, Mr. Mostyn offered a Second, and by unanimous vote, the meeting adjourned.

Respectfully submitted,

Pamela D'Andrea

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
EXECUTIVE SESSION MEETING  
MINUTES FEBRUARY 28, 2018**

At 7:39 p.m., the Board having left the open public portion of the meeting, entered into an Executive Session to discuss pending litigation.

- Attorney Vella provided an update regarding that there was a Case Management meeting on February, 22nd. Plaintiff's counsel, Gaelic's Attorney and Attorney Vella attended.
- Plaintiff's Attorney spoke for about 20 minutes but did not address what the applicant is seeking in this matter.
- Attorney Vella advised that in April, this matter would go to trial.
- The Township Attorney is seek attorney's fees and has filed the proper documents to do so.
- Attorney Vella discussed that the plaintiff would like additional trees planted on her client's property for additional buffering. Her client will have to maintain those plantings.
- The Judge advised that he would be making a decision.

Seeing no further information, Mr. Mostyn made a Motion to leave the Executive Session and Chairman Novellino offered a Second and by unanimous vote, at 7:47 p.m., the Board left the Executive Session to return to the Regular Meeting.

Respectfully submitted,

Pamela D'Andrea