

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
FEBRUARY 24, 2021**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment Board meeting scheduled for **WEDNESDAY, FEBRUARY at 7:30 p.m.** is being conducted remotely using the “Zoom” format. When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN THE LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

This meeting is being held remotely as the conditions attendant to the emergency compromise the safety of board members and members of the public if the meeting were conducted in person.

Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Board of Adjustment while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Board of Adjustment web site home page <https://www.millstonenj.gov> or join the meeting at:

Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112>

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Board of Adjustment Meeting while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use one of the following phone numbers to join the meeting.

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video and audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at p-dandrea@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) business days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at <http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D’Andrea at p-dandrea@millstonenj.gov during normal business hours who will be hosting the meeting.

MEETING CALLED TO ORDER:	Chairman Novellino			
READING OF ADEQUATE NOTICE:	Vice-Chairman Barthelmes			
SWEARING IN MEMBER:	Attorney Vella			
FLAG SALUTE:	Chairman Novellino			
ROLL CALL:	Secretary D’Andrea			
Barthelmes _____	Conoscenti _____	Ferrara _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Mangano (AltI) _____	Zabrosky(AltII) _____	

APPROVAL OF MINUTES: January 27, 2021

Motion _____	Second _____			
Barthelmes _____	Conoscenti _____	Ferrara _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Mangano (AltI) _____		

RESOLUTION:

:Z20- RHEINHARDT, SAMPSON & VICTORIA – Located at 140 Disbrow Hill Road, known as Block 11, Lot 1.02 consisting of 2.28 ac and Bock 11, Lot 24 of 5.72 acres located in the Rural Preservation (RU-P) Zoning District. Applicant Sought and was granted variance to construct an attached 3-car garage with attic consisting of 864 s.f. and 22’4” approx. height. Parcel has two front yards (Disbrow Hill Road and a dirt lane) where set back is 50 feet and applicant can provide 28 feet.

Motion _____ Second _____

Roll Call:

Barthelmes _____	Conoscenti _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Zabrosky(AltII) _____	

NEW APPLICATION:

Z20-06 NEW CINGULAR WIRELESS PCS, LLC (AT&T) – Located at 663 Route 33, known as Block 17, Lot 4 consisting of 2.45 acres in the Highway Commercial (HC) zoning district. Applicant seeks to place 12 antennae at centerline height of 130 ft. and expand the fencing and add related equipment at the base of the 150 ft. monopole. Applicant seeks bulk variance approval and use variance approval. Deemed Complete: 10-1-20. Date of Action 1-29-21; Extension granted through 2-28-20.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Ferrara(Attl) _____ Mangano (Attl) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: