

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JUNE 23, 2021**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment Board meeting scheduled for **WEDNESDAY, JUNE 23 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 l-jacus@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 Linda Jacus at l-jacus@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			
FLAG SALUTE:	Chairman Novellino			
ROLL CALL:	Secretary Jacus			
Barthelmes _____	Conoscenti _____	Ferrara _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Mangano (AltI) _____	Zabrosky(AltII) _____	

APPROVAL OF MINUTES: MAY 26, 2021

Motion _____	Second _____			
Barthelmes _____	Lambros _____	Morelli _____	Mostyn _____	Novellino _____
Mangano (AltI) _____	Zabrosky(AltII) _____			

RESOLUTION:

Z21-01 REPOLI, MICHAEL & EDWINA – Located at 224 Stagecoach Road, known as Block 46, Lot 22.02 consisting of 39,898 square feet located in two zones; R80 and RU-P Zone. Applicants sought variance approval to construct a 315 square foot, one-story addition with a wood deck with a proposed lot coverage of 21.27%, where 20% is required (existing lot coverage is 21.06%) and to allow a distance between the existing garage and principal structure of 11.4 feet, where 15 feet is required (existing distance is 11.6 feet).

Motion _____	Second _____			
Barthelmes _____	Lambros _____	Morelli _____	Mostyn _____	Novellino _____
Mangano (AltI) _____	Zabrosky (AltII) _____			

NEW APPLICATION:

Z21-02 YOUNGS, KEVIN – Located at 32 Palmer Circle, known as Block 17.02, Lot 1 consisting of 2.58 acres; located in the R-170 Zone. Applicant is appealing the decision of the Zoning Officer denying the permit application to construct a 900 square foot addition to the existing single-family home. The Zoning Officer determined that the addition appears to a second dwelling, creating a two-family dwelling where only single-family structures are permitted.

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

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: