

**MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT  
AGENDA UPDATE**

*Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, January 27, 2021 at 7:30 p.m. was held using the Zoom Conferencing platform.*

**Members Sworn In:**

Steven Morelli  
Patrick Mostyn  
Andrew Ferrara  
Tara Zabrosky, Alternate II

**Election of Officers**

Chairman: Michael Novellino  
Vice-Chairman: Steve Barthelmes  
Secretary: Pamela D'Andrea

**Professionals:**

Attorney: Gregory W. Vella of Collins, Esq. Vella & Casello, L.L.C.  
Engineer: Matt Shafai, P.E., P.P. of the Firm of Leon S. Avakian, Inc.  
Planner: McKinley Mertz, P.P., of the firm Heyer, Gruel & Associates  
Court Reporter: Angela C. Buonantuono, CCR, RPR, CLR of AB Court Reporting, LLC.

**Designation of the Official Newspapers**

Asbury Park Press  
The Times of Trenton

**Regular Monthly Meeting Schedule:**

**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.*

**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](mailto: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](mailto:p-dandrea@millstonenj.gov) during normal business hours who will be hosting the meeting.*

The Millstone Township Board of Adjustment meetings will begin at 7:30 p.m. and the dates are as follows:

- |                   |                    |
|-------------------|--------------------|
| January 27, 2021  | July 28, 2021      |
| February 24, 2021 | August 25, 2021    |
| March 24, 2021    | September 22, 2021 |
| April 28, 2021    | October 27, 2021   |
| May 26, 2021      | November 24, 2021  |
| June 23, 2021     | December 29, 2021  |
|                   | January 26, 2022   |

**APPROVAL OF MINUTES:** October 28, 2020 – Approved

**RESOLUTION:**

**ADOPTION OF VIRTUAL MEETING RESOLUTION:**

In September of 2020 the New Jersey Legislature adopted an amendment to N.J.S.A. 52:27D-18 designated as N.J.S.A. 52:27D-18.11 expressly authorizing the conduct of public meetings remotely under certain circumstances including whenever a public health emergency, pursuant to the “Emergency Health Powers Act, or a state of emergency, or a state of local disaster emergency has been declared by the governor and is in effect; the regulations at N.J.A.C. 5:39-1.4(h) provide that the Public body shall adopt by resolution standard procedures and requirements for public comment during the meeting and comments submitted in writing ahead of the meeting.

**Resolution Adopted and Memorialized**

**NEW APPLICATION:**

**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 seeks 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. Bulk Variance required. Deemed complete: 9-1-20. Date of Action:12-30-20, extension granted through January 31, 2021. Noticing required.

**Application approved with conditions.**

**New Business:**

Annual Report 2020 – Approved