

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JANUARY 26, 2022**

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

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
MEMBERS SWORN IN: Attorney Gregory Vella
ROLL CALL: Secretary
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

ELECTION OF OFFICERS:
CHAIRMAN:
Motion _____ Second _____
Roll Call:
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

VICE CHAIRMAN:
Motion _____ Second _____
Roll Call:
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

SECRETARY:
Motion _____ Second _____
Roll Call:
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

PROFESSIONALS:
Motion _____ Second _____
Roll Call:
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

ATTORNEY:
Motion _____ Second _____
Roll Call:
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____
Mostyn _____ Morelli _____ Novellino _____

ENGINEER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

PLANNER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

COURT REPORTER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

DESIGNATION OF THE OFFICIAL NEWSPAPER

Asbury Park Press

The Times of Trenton

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

REGULAR MONTHLY MEETING SCHEDULE:

BEGINNING AT 7:30 P.M. AT MUNICIPAL MEETING ROOM

215 MILLSTONE ROAD, MILLSTONE TOWNSHIP, NJ

February 23, 2022

March 23, 2022

April 27, 2022

May 25, 2022

June 27, 2022

July 27, 2022

August 24, 2022

September 28, 2022

October 26, 2022

November 23, 2022

December 28, 2022

January 25, 2023

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

APPROVAL OF MINUTES: DECEMBER 9, 2021

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

RESOLUTIONS:

Z21-05 ST. JOSEPH ROMAN CATHOLIC CHURCH OF PERRINEVILLE, INC – Located at 91 Stillhouse Road, known as Block 40.01, Lot 20.01; located in the R-80 Zone. Applicant is seeking variance relief to modify the existing church sign to include digital messaging. Approval granted.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

Z21-07 MARANDOLA, ANTHONY & DIANNA – Located at 11 Van Hise Drive, known as Block 12, Lot 14 consisting of 2.3 acres; located in the R-130 Zone. Applicants are appealing the Zoning Officer's determination that the proposed modifications covert their single-family home to a two-family residence; and in the alternative Use Variance relief is being requested to permit the modification of their home as proposed. The Zoning Officer ruled that the proposed use constitutes a two-family residence. The applicants are proposing to add an additional 1,127 square feet of living area to the existing home. Approval denied.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

CARRIED APPLICATION:

Z21-06 CLICKNER, DALE – Located at 80 Paint Island Spring Road, Known as Block 47.02, Lot 2; consisting of 1.11 acres; located in the R-80 Zone. Applicant is seeking variance relief to construct a 1,609 square foot detached four-car garage. A building coverage of 10.6% is proposed where the maximum building coverage is 10%. A lot coverage of 27.7% is proposed where the maximum lot coverage allowed is 20%. An accessory structure of 1609 square feet is proposed where the maximum accessory structure allowed is 900 square feet. Deemed complete October 15, 2021. Date of action is February 12, 2022. Noticing required. Carried to 1-26-22 noticing not required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

NEW APPLICATION:

Z21-08 KHARAT, SHAILESH – Located at 21 Fern Drive, Known as Block 54.01, Lot 11; consisting of 3.12 acres; located in the R-130 Zone. Applicant is seeking variance relief to construct an inground pool with a patio and retaining walls, which will require a disturbance of steep slopes of 30% where Ordinance Section 11-24-3 prohibits disturbance of any steep slopes of 15% and more. Deemed complete November 30, 2021. Date of action March 30, 2022. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____

Mostyn _____ Morelli _____ Novellino _____

NEW BUSINESS:

- Annual Report 2021

OLD BUSINESS:

ADJOURNMENT: