



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**MARCH 23, 2022**

**7:30 pm**

Municipal Meeting Room

215 Millstone Road – Millstone Township, NJ 08535

**PLEASE TAKE NOTICE** that the Millstone Township Zoning Board of Adjustment meeting has been scheduled for Wednesday, March 23, 2022 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

**MEETING CALLED TO ORDER:** Chairman Novellino

**READING PUBLIC NOTICE STATEMENT:** Vice-Chairman Barthelmes

In accordance with Chapter 231 P.L. 1975, the Open Public Meetings Act, adequate notice of this meeting has been provided as required, specifying the time and location, with such notice as being sent to the Asbury Park Press and the Times of Trenton, posted on the Municipal Public Notice Meeting Bulletin Board and filed with the Township Clerk.

**FLAG SALUTE:** Chairman Novellino

**ROLL CALL:** Ms. Sims, Board Secretary

- |   |                                      |   |
|---|--------------------------------------|---|
| <input type="checkbox"/> Chairman Novellino       | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Mostyn           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha (Alt.I)    |
| <input type="checkbox"/> Mr. Conoscenti           | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.II) |

**CORRESPONDENCE:**

Correspondence provided in Board Meeting Package

**APPROVAL OF MINUTES:**

**1. February 23, 2022**

- |   |                                      |   |
|---|--------------------------------------|---|
| Motion _____                                      | Second _____                         |   |
| <input type="checkbox"/> Chairman Novellino       | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Mostyn           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha (Alt.I)    |
| <input type="checkbox"/> Mr. Conoscenti           | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.II) |

**RESOLUTIONS:**

**1. Dale Clickner**

**Block 47.02, Lot 2 – 80 Paint Island Spring Road  
Variance Application # Z21-06**

- |   |                                      |   |
|---|--------------------------------------|---|
| Motion _____                                      | Second _____                         |   |
| <input type="checkbox"/> Chairman Novellino       | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Mostyn           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha (Alt.I)    |
| <input type="checkbox"/> Mr. Conoscenti           | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.II) |

**2. Friends of Cyrus**

**Block 58, Lot 4.02 – 36 Trenton Lakewood Road  
Use Variance Application # Z22-01**

- |   |                                      |   |
|---|--------------------------------------|---|
| Motion _____                                      | Second _____                         |   |
| <input type="checkbox"/> Chairman Novellino       | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Mostyn           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha (Alt.I)    |
| <input type="checkbox"/> Mr. Conoscenti           | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.II) |



**NEW APPLICATION(S):**

**1. Abe Francisco**

**Block 62.02, Lot 20 – 1 Baldwin Drive**

**Variance Application # Z22-01**

Proposal to construct a 14' x 20' inground swimming pool with associated patio space in the rear yard of an existing home on a 1.88-acre property in the R-130 Zone. Variance relief is requested for the proximity of the pool to the principal building where the proposed pool would be ten feet (10') from the principal dwelling, whereas fifteen feet (15') minimum is required. Existing bulk deficiencies also exist on the lot.

**Motion** \_\_\_\_\_

- Chairman Novellino
- Vice-Chairman Barthelmes
- Mr. Conoscenti

**Second** \_\_\_\_\_

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Mostyn
- Mr. Sinha (Alt.I)
- Ms. Beckish (Alt.II)

**2. Charles Norieka**

**Request for an Extension of Approvals for Preliminary and Final Major Subdivision, Bulk Variance and Preliminary and Final Major Site Plan**

**Block 50, Lots 1.01, 1.02, 1.03 and 2 – Millstone Rd. & Paint Island Spring Rd.**

**Variance Application Z18-02 (Ext.)**

Request for an Extension of Approvals under NJSA 40:55D-52. The site consists of 28+ acres located in the R-80 zoning district. Approvals were granted for Major Site Plan, an eleven (11) lot Major Subdivision, Bulk and Use Variance relief to construct 7,500 s.f. of retail/repair/office for commercial use with a two-bedroom apartment on the second floor of proposed Lot 1.05. Bulk Variance was granted on proposed Lot 1.05 for 31% lot coverage where 20% is permitted. The existing dwelling on proposed Lot 1.04 received bulk variance approvals for front yard setback and for the shed located in the side yard setback. The subdivision included stormwater management on proposed lot 1.14 and 8 new residential lots.

**Motion** \_\_\_\_\_

- Chairman Novellino
- Vice-Chairman Barthelmes
- Mr. Conoscenti

**Second** \_\_\_\_\_

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Mostyn
- Mr. Sinha (Alt.I)
- Ms. Beckish (Alt.II)

**NEW BUSINESS:**

**OLD BUSINESS:**

**BOARD DISCUSSION:**

**ADJOURNMENT:**