



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

August 24, 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, August 24, 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.

SWEARING IN OF BOARD MEMBERS: **MR. SINHA, REGULAR MEMBER** Mr. Vella, Esq.
MS. BECKISH, ALT. I
MS. ARPAIA, ALT II

FLAG SALUTE: Chairman Novellino

ROLL CALL: Ms. Sims, Board Secretary

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

PUBLIC COMMENT:

APPROVAL OF MINUTES:

1. July 27, 2022

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

2. December 9, 2021

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

RESOLUTIONS:

1. Moscaritolo, Michele

Block 48, Lot 14.44 – 1 Molsbury Lane
Appeal of a Zoning Officer’s Determination Application # Z22-08

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

*Certified reviewed the records and exhibits to be eligible to act on this matter



CONTINUED APPLICATION(S):

2. The Sycamores, LLC

Block 49.01, Lot 12 – 6 Oak Hill Drive

Variance Application # Z22-07

Proposal to construct a single-family home on an existing non-conforming lot in the R-80 Zoning District. Variance relief is required for lot size of 60,061 s.f. whereas 80,000 s.f. is required, minimum useable development area of 31,315 s.f whereas 1-acre is required, Minimum diameter of 165 ft; whereas 200 ft is required and disturbance to steep slopes. A Soil Removal Permit is required.

This is a continued hearing, carried without further notice from July 27, 2022.

Motion _____

- Chairman Novellino*
- Vice-Chairman Barthelmes
- Mr. Ferrara

Second _____

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

NEW BUSINESS:

OLD BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: