

**MILLSTONE TOWNSHIP
ZONING BOARD OF ADJUSTMENT
AGENDA
FEBRUARY 23, 2022
(UPDATED)**

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

OATHS OF OFFICE (NEW BOARD MEMBERS):

ALTERNATE I: Eric Sinha (Term Exp. 12/31/23)
ALTERNATE II: Mary Beckish (Unexpired Term*, Exp. 12/31/22)

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
ROLL CALL: Secretary
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

RESOLUTIONS:

ELECTION OF SECRETARY: Danielle B. Sims
Motion _____ **Second** _____
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

ANNUAL REPORT 2021 - RESOLUTION

Motion _____ **Second** _____
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

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.

Motion _____ **Second** _____
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

NEW APPLICATIONS:

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 1,200 square foot detached three-car garage. Variance relief required: Accessory structure of 1,200 square feet (reduced from 1,800 s.f.) is proposed where the maximum permitted is 900 square feet. Lot coverage of 23.8% (reduced from 27.7%) is proposed where the maximum permitted is 20%. The building coverage has been reduced from 10.6% to 9.2% and no longer requires relief for building coverage over 10%. Deemed complete October 15, 2021. Date of action is February 12, 2022. At the request of the Applicant, carried without further notice to February 23, 2022 meeting.

Motion _____ **Second** _____
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

Z22-01 FRIENDS OF CYRUS – Located at 36 Trenton Lakewood Road, Known as Block 58, Lot 4.02; consisting of 2.7 acres; located in the NC (Neighborhood Commercial) Zone. Applicant is seeking use variance relief for a change of use to convert a child day care center to an adult day care center. Variance relief required: d(1) use variance. Deemed complete January 25, 2022. Date of action is May 25, 2022.

Motion _____ **Second** _____
Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____ Mostyn _____
Chairman Novellino _____ Sinha (Alt.I) _____ Beckish (Alt.II) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: