



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

April 27, 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, April 27, 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) |

PUBLIC COMMENT:

APPROVAL OF MINUTES:

1. March 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. Abe Francisco

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

2. Charles Norieka

**Block 50, Lots 1.01, 1.02, 1.03 and 2 – Millstone Rd. & Paint Island Spring Rd.
Request for an Extension of Approvals for Preliminary and Final Major Subdivision,
Bulk Variance and Preliminary and Final Major Site Plan
Variance Application Z18-02 (Ext.)**

- | | | |
|---|--------------------------------------|---|
| 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. Ryan Jeffray

Block 60.02, Lot 21.22 – 1 Patterson Lane

Variance Application # Z22-04

Proposal to construct a 6' privacy fence within the "front yard" of the residential property located on a corner lot in the R-80 Zoning District and to place a stand-by emergency generator within the same fenced in area. Variance relief is required for the 6' high fence within the "front yard", for fence that is less than 50% open and to install a generator within the front yard.

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. Andrea Winkel-Blair

Block 45, Lot 6 – 37 Charleston Spring Road

Variance Application Z22-05

Proposal to install roof-mounted solar photovoltaic system on both the primary residence and the accessory masonry building structure, whereas both structures exist within the required setbacks, requiring variance relief, on a 2.9-acre (+/-) lot in the R-130 Zoning District. The lot currently is undersized and contains a 1-story masonry dwelling, a masonry building, a frame building and a metal trailer.

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/CORRESPONDENCE:

ADJOURNMENT: