



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA
May 25, 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, May 25, 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. January 26, 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) |

2. April 27, 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. Ryan Jeffray

Block 60.02, Lot 21.22 – 1 Patterson Lane
Variance Application # Z22-04

- | | | |
|--|---|--|
| 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. Andrea Winkel-Blair

Block 45, Lot 6 – 37 Charleston Spring Road
Variance Application Z22-03

- | | |
|--------------|--------------|
| Motion _____ | Second _____ |
|--------------|--------------|



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

- Mr. Ferrara
- Mr. Lambros
- ~~Mr. Morelli~~

- ~~Mr. Mostyn~~
- Mr. Sinha (Alt.I)
- ~~Ms. Beckish (Alt.II)~~

NEW APPLICATION(S):

**1. Basha Enterprises, LLC (Kasam Basha) – Hand & Stone Massage and Facial Spa
Block 59, Lot 11 – 508 Monmouth Road
Appeal / Use Variance Application # Z22-05**

Request for an Appeal of a Zoning Officer's Determination, denying the applicant's Zoning Permit to allow a Hand & Stone Massage and Facial Spa in a vacant tenant space at the recently constructed Millstone Rivermart, LLC (retail center, Application PB16-01) in the HC Zoning District. Alternately, the applicant is also requesting use variance approval to allow the Hand & Stone Massage and Facial Spa at the site.

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: