



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**  
**July 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, July 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. May 25, 2022**

- |  |                                      |  |
|--|--------------------------------------|--|
| Motion _____   | Second _____                         |  |
| <input type="checkbox"/> Chairman Novellino                  | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> <del>Mr. Mostyn</del> |
| <input type="checkbox"/> <del>Vice-Chairman Barthelmes</del> | <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. Basha Enterprises, LLC (Kasam Basha) – Hand & Stone Massage and Facial Spa**  
**Block 59, Lot 11 – 508 Monmouth Road**  
**Denial of Appeal / Use Variance Approval – Application # Z22-05**

- |  |                                      |  |
|--|--------------------------------------|--|
| Motion _____   | Second _____                         |  |
| <input type="checkbox"/> Chairman Novellino                  | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> <del>Mr. Mostyn</del> |
| <input type="checkbox"/> <del>Vice-Chairman Barthelmes</del> | <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. Moscaritolo, Michele**  
**Block 48, Lot 14.44 – 1 Molsbury Lane**  
**Appeal Application # Z22-08**

Request for an Appeal of a Zoning Officer's Determination, denying the applicant's Zoning Permit to construct a 4,833 s.f. dwelling on a vacant lot in the R-170 Zoning District; whereas the proposal was determined by the Zoning officer to contain a secondary dwelling unit.

- |   |                                      |   |
|---|--------------------------------------|---|
| <b>Motion</b> _____                               | <b>Second</b> _____                  |   |
| <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. The Sycamores, LLC**



**Block 49.01, Lot 12 – 6 Oak Hill Road  
Appeal Application # Z22-08**

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.

**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:**