



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT  
REORGANIZATION AND REGULAR MEETING AGENDA**

**January 25, 2023**

7:30 pm

Municipal Meeting Room

215 Millstone Road – Millstone Township, NJ 08535

**PLEASE TAKE NOTICE** that the Millstone Township Zoning Board of Adjustment reorganization and first regular meeting of 2023 has been scheduled for Tuesday, January 25, 2023 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:** Attorney Vella presides as Temporary Chairman

**READING PUBLIC NOTICE STATEMENT:** Board Secretary Sims

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:** Attorney Vella, Temporary Chairman

**OATHS OF OFFICE:**

- Andrew Ferrara Ending December 31, 2026 (4-years)
- Eric Sinha Ending December 31, 2026 (4-years)
- Mary Beckish Ending December 31, 2023 (4-years, unexpired term\*)
- Lisa Arpaia (Alternate I) Ending December 31, 2023 (2-years, unexpired term\*)

**ROLL CALL:** Board Secretary Sims

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

**ELECTION OF OFFICERS:**

1. Chairperson
2. Vice-Chairperson

**RESOLUTIONS OF REORGANIZATION:**

1. ZB2023-01 Board Attorney, Professional Legal Services – Gregory Vella, Attorney-at-Law of the firm Collins, Vella & Casello, LLC
2. ZB2023-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. ZB2023-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. ZB2023-04 Professional Court Reporting Services, Court Stenographer to the Board – Angela C. Buonantuono, CCR, RPR, CLR of AB Court Reporting, LLC
5. ZB2023-05 Board Secretary – Danielle B. Sims
6. ZB2023-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. ZB2023-07 Adopting the 2023 Meeting Schedule and Setting 2024 Reorganization/First Meeting Date

**Motion** \_\_\_\_\_

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

**Second** \_\_\_\_\_

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

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- \_\_\_\_\_ (Alt.II)



**PUBLIC COMMENT** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. December 6, 2022**

Motion \_\_\_\_\_

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second \_\_\_\_\_

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

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- \_\_\_\_\_ (Alt.II)

**RESOLUTION(S):**

**1. Eric Pesciotta**

**Block 27.01, Lot 9 – 15 Chadwick Rd.  
Variance Application # Z22-11**

Motion \_\_\_\_\_

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second \_\_\_\_\_

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

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- \_\_\_\_\_ (Alt.II)

**APPLICATION(S):**

**1. Gary Teyhen**

**Block 35, Lot 37.01 – 52 Chambers Road  
Variance Application # Z22-06**

Proposal to construct a 1 1/2-story, single-family home on a 3.34-acre lot in the RU-P Zoning District. Variance relief is required for: Lot frontage of 0 feet; whereas 250' minimum is required, Lot width of 240 feet; whereas 250 feet minimum is required, Development of a lot that does not contain minimum of 1-acre contiguous usable area, Disturbance of slopes greater than 15%, Development of a lot without frontage upon a public street. The Board took jurisdiction and begin the hearing on October 26, 2022 and carried without further notice to December 6, 2022, then January 25, 2023 to revise and resubmit.

Motion \_\_\_\_\_

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second \_\_\_\_\_

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

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. 700 Highway 33, LLC (Xtreme Machines)**

**Block 18, Lot 2.01 (Millstone Twp.) – 700 Route 33 (Block 8, Lots 2.12 & 2.13 - Monroe Twp.)  
Variance Application # Z22-10**

Proposal to amend the use variance approval previously granted under Z01-11 (Michael Resciniti) to allow the construction of a 7,000 s.f. one-story warehouse/storage building (70' x 100') 16' in height, to permit outside display/storage of tenant goods (prohibited by previous condition), to amend the existing building signage variance restriction to permit the current signage, to extend six existing parking spaces for vehicles with trailers and to obtain approvals for lot coverage caused by additional paved parking areas constructed at the rear portion of the site (situated in both Millstone Township and Monroe) for storage of vehicles and equipment. This application is as a result of a Notice of Violation.

Motion \_\_\_\_\_

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second \_\_\_\_\_

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

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- \_\_\_\_\_ (Alt.II)

**BOARD DISCUSSION/CORRESPONDENCE:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**