



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

March 22, 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 meeting has been scheduled for Wednesday, March 22, 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: Chairman Mostyn

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 Mostyn

ROLL CALL: Ms. Sims, Board Secretary

- | | | |
|---|--------------------------------------|---|
| <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) |

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. January 25, 2023 (Reorganization and Regular Meeting)

- | | | |
|---|---|---|
| Motion _____ | Second _____ | |
| <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) |

RESOLUTIONS:

**1. Gary Teyhen
Block 35, Lot 37.01 – 52 Chambers Road
Resolution of Approval – Variance Application # Z22-06**

- | | | |
|---|---|---|
| Motion _____ | Second _____ | |
| <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) |

NEW APPLICATION(S):

**1. Malinowski, Zack and Renata
Block 31, Lot 28 – 106 & 108 Agress Road
Use Variance Application # Z22-12**

Proposal for an expansion of a non-conforming use to construct an addition on each of the two existing dwelling units on the property. House #1 is also known as 106 Agress Road and House #2 is known as 108 Agress Road and is located in the R-80 zoning district.

- | | | |
|---|--------------------------------------|---|
| Motion _____ | Second _____ | |
| <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) |



2. Dish Wireless, LLC
Block 17, Lot 4 – 663 State Highway 33
Variance Application # Z23-03

Proposal to install antennas at a centerline height of approximately 110 feet in the existing 154 ft. tower, installing base cabinet equipment and other related improvements at the Joule Yacht Transport property, a site identified as "First Priority Location H" in the Township Ordinance. Property is located in the HC Zone.

Motion _____

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

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Ms. Arpaia (Alt.I)
- _____ (Alt.II)

3. Six Flags Great Adventure
Block 55, Lot 10.01 – 592 Monmouth Road (CR 537)
Use Variance Application # Z23-01

Proposal to construct a 29.5' free standing sign on a property with no principal structure/use in the HC zoning district. Variance relief is required for the non-permitted use, lot depth of 450' is required; whereas 360' exists, minimum front yard setback of 4.4' is proposed; whereas 100' is required, sign location at 4.4' whereas signage setback required is 15' and for a signage 29.5' in height whereas 22' is permitted.

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: