



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

November 29, 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, November 29, 2023 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

MEETING CALL 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: Board Secretary Sims

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

- 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. October 25, 2023

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

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

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

RESOLUTIONS:

Bradley Graves

Block 11 Lot 21.02 – 731 Perrineville Rd.

Bulk Variance Application # Z22-06

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

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

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



APPLICATION(S):

**1. Coastal Quality Properties, LLC (DiPasquale Fence Co.)
Block 60.01 Lot 12 – 482 Monmouth Rd.**

Use Variance, Preliminary and Final Major Site Plan Application # Z23-02

Request for a Use Variance to convert the existing residential site to be used for a fence company. The applicant is also seeking Preliminary and Final Major Site Plan approval to convert the existing residential dwelling into an office for the proposed fence company on a 1.605-acre lot in the HC Zone. The applicant also proposes to construct a 30' x 40' pole barn, parking spaces and outdoor storage yard within a fenced in area. The site already contains a commercial gravel parking area (constructed without approvals), which the applicant would like to utilize as part of the fence company operations. Several submission waivers are requested. Applicant is the contract purchaser for the site.

Motion _____

- Chairman 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:

- Reorganization and first regular meeting of 2024 is January 24, 2023
- Draft 2024 meeting schedule

ADJOURNMENT: