



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

December 5, 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 Tuesday December 5, 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

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Chairman 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. November 29, 2023

- | | | |
|--|---|---|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman 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:

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

- | | | |
|--|---|---|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman 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) |

APPLICATION(S):

1. Continued Application – to be carried to January 24, 2024 without further notice

Millstone Property Company, LLC

Block 35, Lot 16.01 & 17 – 469 & 465 Stage Coach Rd.

Bifurcated Use Variance Application # Z23-05

Request for Use Variance relief to construct an approximately 21,960 s.f. one-story fieldhouse/ indoor recreation center, with associated site improvements at the existing Black Bear Day Camp. The property is a 6.88-acre lot, which is portion of an approximately 34.88-acre track for Black Bear Day Camp in the NC zoning district and is proposed to be constructed in the area of the Clarksburg Inn (which burned down several years ago). Continued from 10/25/23 and to be carried to January 24, 2024 without further notice.



Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

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

2. To be carried to January 24, 2024 without further notice

Green Leaf Pet Resort & Hotel, LLC

Block 59 Lot 9.05 – Northeast corner Monmouth Rd./CR 537 and Burnt Tavern Rd.

Use Variance Application # Z23-08

Request to ratify the use variance approvals granted in 2015 to construct an Emergency Pet Facility sign (Z15-04). Alternatively, if the Board finds a new variance is necessary, the applicant is requesting use variance approval to construct a freestanding Emergency Pet Facility sign on a lot with no primary structure in the HC Zone. The sign is 60" wide x 101.89" in height, including a 12.15" brick planter base. The sign shall advertise the Green Leaf Pet Resort & Hotel (Applicant's business located on Burnt Tavern Rd.) Emergency Pet Facility and Millstone Elks. A NOV was issued for construction without permits. Several submission waivers are requested. To be carried to January 24, 2024 without further notice.

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: