



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**February 28, 2024**

**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 February 28, 2024 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. January 24, 2024 (Reorganization & Regular Meeting)**

- |  |   |   |
|--|---|---|
| Motion _____                             | Second _____                                    |   |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> <del>Mr. Ferrara</del> | <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"/> <del>Mr. Morelli</del> | <input type="checkbox"/> _____ (Alt.II)     |

**RESOLUTIONS:**

**Resolution ZB2024-08 Annual Report of the Millstone Township Zoning Board of Adjustment**

- |  |                                      |   |
|--|--------------------------------------|---|
| <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. 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, with a 12.15" brick planter base, advertising the Green Leaf Pet Resort & Hotel (business on Burnt Tavern Rd.) Emergency Pet Facility and Millstone Elks. A NOV was issued for construction without permits. Incomplete-Several submission waivers are requested.

- |  |                                      |   |
|--|--------------------------------------|---|
| 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)     |



**2. Gregg Pesciotta**  
**Block 31.01 Lot 13 – 11 Fox Hill Drive**  
**Variance Application # Z23-09**

Request to maintain a 595 s.f. detached garage structure, which was built without prior approvals or permits, on an existing 125,547 s.f. residential property in the R-130\* Zoning District (\*Per §35-4.2.1, using R-80 requirements). The structure requires variance relief for 17.3' setback; whereas 20' is required. Several Submission Waivers are requested from the Board and the application is currently deemed incomplete.

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

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

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

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

**3. Jonathan Tierney**  
**Block 50 Lot 23 – 414 Millstone Rd.**  
**Variance Application # Z23-11**

Proposal to construct a 75' x 21' (1,575 s.f.) ground mounted solar array on a 4.843-acre residential lot in the R-80 Zoning District; whereas the maximum permitted on a lot less than 5-acres is 900 s.f. The lot currently contains a single-family dwelling unit, an inground pool, a one-story pool house with a garage attached by a breezeway and a shed. (Previous ZB app. # ZC01-16) Several Submission Waivers are requested from the Board and the application is currently deemed incomplete.

**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:**

**ADJOURNMENT:**