

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA UPDATE  
SEPTEMBER 26, 2007**

**Approval of Minutes:** August 22, 2007

**Resolutions:**

**Z07-08 Millstone Township** – Block 57 Lot 16.01. Located on Burnt Tavern Road. Property consists of 1.980 acres located in the BP Zone. Presently the property is occupied by a two-story, ten-bedroom home and a one-story property manager's residence utilized as part of the Township's Plan for Affordable Housing. The Township proposes to subdivide the property, share the existing driveway and construct a two-story, 4,000 s.f., 5-bedroom dwelling on new Lot 16.02 consisting of 43,406 s.f. (0.996 +/- acres) in compliance with the Township's Plan for Affordable Housing. Application Approved 8-22-07. Resolution Memorialized.

**Z07-05 Sacco, Michael** – Block 12, Lot 1.12. Located at 208 Disbrow Hill Road. 5.8 acres located in the RU-P Zone. Applicant seeks to construct a single-family, 2-story, 3900 s.f. dwelling. Variance needed for lot size. Deemed Complete: 7-12-07 Date of Action: 11-9-07. Application Approved 8-22-07. Resolution Memorialized 9-26-07.

**Z06-05 537 ABR, LLC** - Block 60.01, Lot 15.01. 4.02 Acres located in the HC Zone at 490 Monmouth Road. Applicant seeks use variance to construct a two-story 9,820 s.f. building for car wash and service area and a 10,000 s.f. storage warehouse. A design waiver requested. Deemed Complete 6-1-07. Date of Action 9-28-07. Carried from 6-7-07; 7-25-07. No further noticing required for this meeting. Application Denied. Resolution memorialization tabled to October 24, 2007.

**New Applications:**

**Z07-04 CKV Realty, LLC** – Block 57, Lot 16. 53.39 acres located in the BP Zone Located at 33 Burnt Tavern Road. Transferred from the Planning Board. Application is for a construction of a garden center and nursery related facility including construction of a 15,000 s.f. building. Applicant received waivers from checklist items for the use variance portion of the application. Deemed Complete 7-25-07. Date of Action: 11-22-07. Carried to 10-24-07, Applicant must re-notice and post updated Web Notice.

**Z07-06 353 Sweetman's Lane, LLC.** – Block 39.01, Lots 2.01 & 7. 1.88 acres located in the NC Zone at 353 Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a two-story, 3,818 s.f retail building with an existing 6,750 s.f. retail building. "D" variance is required for Block 39.01, Lot 7 (for proposed stormwater management) which is located in the RU-P Zone. Bulk variances needed. Deemed Complete 6-29-07. Date of Action: 10-26-07. Applicant to met with Town regarding Deed restriction. Applicant to return to Board on November 28, 2007. Applicant to re-notice and provide updated Web Notice. Applicant granted Board extension of time to hear application through January 30, 2008.

**Z07-07 D. Morgan Tracey** – Block 39.01, Lots 2.20 & 7– 4.33 Acres located in the NC Zone located on Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a 9,600 s.f. retail building, 1,098 s.f. office space and 2,056 s.f. retail building

with adjoining 2,016 s.f. bank. "D" variance needed for Lot 7 (proposed stormwater management area) which is located in the RU-P Zone. Bulk variance needed. Deemed Complete 6-26-09. Date of Action: 10-23-07. Applicant to met with Town regarding Deed restriction. Applicant to return to Board on November 28, 2007. Applicant to renote and provide updated Web Notice. Applicant granted Board extension of time to hear application through January 30, 2008.