

Millstone Township Meeting Room
215 Millstone Road
Millstone Township, NJ 08535
Beginning at 7:30 p.m.

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JANUARY 27, 2010**

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
NEW MEMBERS SWORN IN: Attorney Gregory Vella
ROLL CALL: Secretary D'Andrea

Barthelmes _____ Curcio ___ Devine_____ Bailey_____ Lambros_____
Morelli_____Novellino_____ Conoscenti (Alt1)_____Frost(Alt2)_____

ELECTION OF OFFICERS:

CHAIRMAN:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ___ Devine_____ Bailey_____ Lambros_____
Morelli_____Novellino_____ Conoscenti (Alt1)_____Frost(Alt2)_____

VICE CHAIRMAN:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ___ Devine_____ Bailey_____ Lambros_____
Morelli_____Novellino_____ Conoscenti (Alt1)_____Frost(Alt2)_____

SECRETARY:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ___ Devine_____ Bailey_____ Lambros_____
Morelli_____Novellino_____ Conoscenti (Alt1)_____Frost(Alt2)_____

PROFESSIONALS:

ATTORNEY:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ___ Devine_____ Bailey_____ Lambros_____
Morelli_____Novellino_____ Conoscenti (Alt1)_____Frost(Alt2)_____

ENGINEER:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

PLANNER:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

LANDSCAPE ARCHITECT:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

COURT REPORTER:

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

DESIGNATION OF THE OFFICIAL NEWSPAPERS

Asbury Park Press

The Messenger Press

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

REGULAR MONTHLY MEETING SCHEDULE

To be held on the following dates in 2010 and the first meeting date in 2011 at 7:30 p.m. in the Municipal Building located at 215 Millstone Road, Millstone Township, New Jersey.

January 27, 2010	July 28, 2010
February 24, 2010	August 25, 2010
March 24, 2010	September 29, 2010
April 28, 2010	October 27, 2010
May 26, 2010	November 29 , 2010 (Monday)
June 23, 2010	December 9, 2010 (Thursday)
	January 26, 2011

Motion _____ Second_____

Roll Call:

Barthelmes _____ Curcio ____ Devine_____ Bailey_____ Lambros _____
Morelli_____ Novellino_____ Conoscenti (Alt1)_____ Frost(Alt2)_____

APPROVAL OF MINUTES: November 30, 2009

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____
Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

RESOLUTIONS:

Z08-05 FALK BUILDING, LLC. – Block 60.02, Lot 1. Property located at 15 Carrs Tavern Road consisting of 3.666 acres located in the R-80 rural residential zone. Applicant sought minor subdivision to create two lots; one for existing professional building and one for single family dwelling. Use variance needed for existing non-conforming use for proposed Lot 1.02. Bulk variances required. Approvals granted 11-30-09. Extension of time to Memorialize the Resolution was granted through 1-31-10.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Bailey _____ Lambros _____
Morelli _____ Conoscenti(Alt1) _____

CARRIED APPLICATIONS:

Z09-01 SHELLY’S SCHOOL FOR DOGS – Block 57, Lot 33 – Located at Burnt Tavern Road consisting of 56.47 Acres in the BP Zone. Applicant received use variance approval to construct a 25,471, one-story building to operate a facility to include boarding for dogs and cats, pet training school, pet grooming school and pet grooming in Resolution Memorialized on 6-24-09. Applicant received Preliminary Site Plan approval that was granted and memorialized in Resolution dated 8-26-09. Applicant returns to the Board for Final Site Plan approval.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____
Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

Z07-06 - 353 SWEETMANS 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 one-story, 4,000 s.f. retail building with an existing 6,750 s.f. multi-use 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 6-16-09. Heard in part on 10-28-09. Extension of time granted through 1-31-10. Applicant to re-notice.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____
Morelli _____ Novellino _____ Frost(Alt2) _____

Z07-07 - 232 MILLSTONE ROAD, LLC – Block 39.01, Lots 2.02 & 7– 4.33 Acres located in the NC Zone located on Sweetmans Lane. Applicant seeks preliminary site plan approval to construct a 7,700 s.f. retail building, 1,000 s.f. office space on the second-floor with adjoining 4,000 s.f. bank. “D” variance needed for Lot 7 (proposed stormwater management area) which is located in the RU-P Zone. “D” variance needed for Tower peak and cupola peak. Deemed Complete 6-16-09. Carried from 10-28-09. Extension granted through 1-31-10. Applicant to re-notice.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Devine _____ Bailey _____ Lambros _____
Morelli _____ Novellino _____ Frost(Alt2) _____

NEW BUSINESS:

Discuss and adopt Annual Report

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ____ Devine _____ Bailey _____ Lambros _____

Morelli _____ Novellino _____ Conoscenti (Alt1) _____ Frost(Alt2) _____

OLD BUSINESS:

ADJOURNMENT: