

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 14, 2011**

Meeting called to Order by Mr. Novellino at 7:35 p.m.

Reading of Adequate Notice by Mr. Mostyn.

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present: Curcio, Conoscenti, Novellino, Bailey, Mostyn, Lambros, Frost and Morelli. Absent: Barthelmes.

APPROVAL OF MINUTES: March 23, 2011

Mr. Curcio made a Motion to approve the meeting minutes and Mr. Bailey offered a Second. Roll Call Vote: Curcio, Bailey, Mostyn, Conoscenti, Frost and Novellino voted yes.

RESOLUTIONS:

Z10-08 CORBIN SOLAR SOLUTIONS, LLC – Block 46, Lot 62.02 – Located at 3 Lucas Lane consisting of 82,155 s.f. in the R-130 Zone. Applicant received approval to install two (2) ground mounted solar panel systems. Where Ordinance Section 4-9.3 requires that no more than 900 s.f. for an accessory structure, applicant proposes 2,342 s.f. Variances were requested. Noticing was required.

Attorney Vella advised that during the hearing, as part of the application, the applicant provided a survey of the property that had a sketch of an addition on the plan. Attorney Vella advised that the applicant's plan reflected that the solar panels would be installed 81 ft. away from the addition of the home and the Resolution of approval was conditioned as such. The applicant discovered that there was a mistake in the survey provided and the addition is approximately 36 feet in size and that would place the solar panels 60 from the new addition not 81 feet. The applicant had e-mailed this information to Attorney Vella. The Board was provided this information.

Attorney Vella discussed that this change does not create any new variances it just provides less back yard area for the applicant. The Board could change the condition in the Resolution to reflect the installation is at 60 feet and not 81.46 feet. The Board would amend the Resolution to reflect this change.

The applicant would be receiving a letter from the Township CFO as to his escrow deficiency. Attorney Vella advised that taxes and escrows must be paid and he explained.

The applicant is not here this evening and had sent someone who Attorney Vella advised could not act on the applicant's behalf, unless they were an Attorney. A representative from Corbin Solar is not available this evening. The Board discussed the new information and felt it prudent just to amend the Resolution accordingly.

Screening in the form of landscaping will be located in front and on the side to the adjoining property. The landscaping is to be approved by the Board Engineer, Mr. Shafai, and the Board Planner, Mr. Coppola.

Mr. Mostyn made a Motion to amend the Resolution, Mr. Conoscenti offered a Second. Roll Call Vote: Mostyn, Conoscenti and Novellino voted to memorialize the Resolution as amended.

NEW APPLICATION:

Z-10-04 IDA, ROBERT AND BRENDA – Block 50.01, Lot 13 located at 7 Doe Court consisting of 2.3 acres in the R-80 Zone. Applicant seeks variance relief to construct a one story 2,400 square foot barn and storage building where 900 s.f. is permitted. Variances needed. Noticing required.

Attorney Vella advised that the applicant's attorney, Kenneth Pape, contacted the Board Secretary today advising that the applicant wishes to withdraw their application without prejudice. Attorney Vella explained that the Board does not make any findings of fact and the applicant can apply again if he so wishes. A letter from the applicant would be forthcoming.

Mr. Morelli made a Motion to dismiss without prejudice per the applicant's request and Mr. Frost offered a Second. Roll call Vote: Morelli, Frost, Curcio, Lambros, Bailey, Conoscenti and Novellino voted yes.

At 7:57 p.m. by Motion of Chairman Novellino and a Second offered by Mr. Curcio and by unanimous vote, the Board entered into Executive Session to discuss pending litigation

At 8:12 p.m. the Board returned from Executive Session.

Seeing no old business or new business to discuss, Chairman Novellino asked for a Motion to adjourn. Mr. Curcio made the Motion to Adjourn and Mr. Mostyn offered a Second and by unanimous vote, the meeting adjourned at 8:13 p.m.

Respectfully submitted,

Pamela D'Andrea