

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

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
FEBRUARY 22, 2012**

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

Barthelmes _____ Curcio ___ Lambros_____ Morelli_____ Novellino_____
Bailey_____ Conoscenti _____ Frost (Alt I)_____ Mostyn (AltII)_____

APPROVAL OF MINUTES: January 25, 2012

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ___ Lambros_____ Morelli_____ Novellino_____
Bailey_____ Conoscenti _____ Mostyn (AltII)_____

RESOLUTION:

Z11-04 ROUTE 537 HOLDING COMPANY, LLC. – Block 56, Lots 13.01 and a portion of Lot 14. Located on Route 537 in the HC-1 Zoning district; Lot 13.01 consisting of 4.163 acres and the application concerns a 2-acre portion of Lot 14. Applicant seeks minor subdivision approval to convey 2 acres from Lot 14 to Lot 13.01 increasing the Lot 13.01 lot size to 6.163 acres. Applicant seeks use variance, bulk variance, preliminary and final site plan approval to develop a miniature golf facility. Deemed Complete 8-18-11. Date of Action: 12-16-11; extension of time granted by applicant through 1-31-12. Heard in part on 9-28-11; carried to 10-26-11; carried to 12-15-11; carried to 1-25-12, noticing required. Application Denied.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ___ Lambros_____ Morelli_____ Novellino_____
Bailey_____ Conoscenti _____

NEW APPLICATION:

Z12-01 HAWK, DANIELLE – Block 31, Lot 28. Located at 106 Agress Road and 108 Agress Road consisting of 2.3509 acres in the R-80 (Rural Residential) Zone. Two residents exist on the property. Applicant seeks a use variance to increase the footprint of 108 Agress Road by 500 s.f. Deemed Complete: 2-1-12. Date of Action: 6-1-12. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio ___ Lambros_____ Morelli_____ Novellino_____
Bailey_____ Conoscenti _____ Frost (Alt I)_____ Mostyn (AltII)_____

Z07-12 ALLEN HOUSE – Block 35, Lot 13.03. Located at 477 Stage Coach Road in the NC Zone. Property consists of 4.34 acres. On March 31, 2008, the applicant received Preliminary and Final Site Plan approval, Minor subdivision approval and use and bulk variance approval to remove the existing residential building, out buildings and barns and construct two (2) multi-family COAH dwellings for purposes of providing rental housing for the age-restricted. A combined total of 12 residential units were approved but the applicant has downsized that to 10 residential units and, therefore, a Minor subdivision of the property was not needed. The applicant seeks an extension of time in order to perfect the Plan. An extension of time was granted in June 2009. The applicant seeks to downsize the project and seeks administrative guidance. No noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Curcio _____ Lambros _____ Morelli _____ Novellino _____

Bailey _____ Conoscenti _____ Frost (Alt I) _____ Mostyn (AltII) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: