

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

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA  
MARCH 28, 2012**

**MEETING CALLED TO ORDER:** Chairman Novellino  
**READING OF ADEQUATE NOTICE:** Vice-Chairman Barthelmes  
**FLAG SALUTE:** Chairman Novellino  
**ROLL CALL:** Secretary D'Andrea

Barthelmes \_\_\_\_\_ Curcio \_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_  
Bailey \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost (Alt I) \_\_\_\_\_ Mostyn (AltII) \_\_\_\_\_

**APPROVAL OF MINUTES:** February 22, 2012

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Barthelmes \_\_\_\_\_ Curcio \_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_  
Bailey \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost (Alt I) \_\_\_\_\_

**RESOLUTION:**

**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 residences exist on the property. Applicant received approval to renovate one of the pre-existing, non-conforming homes on the property.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Barthelmes \_\_\_\_\_ Curcio \_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_  
Bailey \_\_\_\_\_ Conoscenti \_\_\_\_\_

**NEW APPLICATION:**

**Z11-03 CKV REALTY, LLC** – Block 57, Lot 16. Located at 33 Burnt Tavern Road consisting of 53.38973 acres in the BP (Business Park) Zone. Applicant seeks approval to operate a nursery and retail garden center including the construction of nine (9) structures. Applicant seeks Use Variance, Preliminary and Final Site Plan Approval, along with variance relief concerning side yard setbacks, buffering to adjacent residence, off-street parking, parking lot spacing and signage. Deemed Complete 1-19-12. Date of Action 5-18-12. Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Barthelmes \_\_\_\_\_ Curcio \_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_  
Bailey \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost (Alt I) \_\_\_\_\_ Mostyn (AltII) \_\_\_\_\_

**NEW APPLICATION:**

**Z12-02 GESUALDO, RONALD** – Block 37, Lot 29.05 located at 119 Agress Road consisting of .99 acres in the R-80 (Rural Residential) zone. Applicant seeks variance relief from

Section 11-24.3 of the Township Zoning Ordinance, disturbance of steep slopes. The applicant seeks to stabilize the area by installing a retaining wall, apply top soil, seed and plant trees. Deemed Complete: 3-8-12. Date of Action 6-30-12. Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Barthelmes \_\_\_\_\_ Curcio \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_

Bailey \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost (Alt I) \_\_\_\_\_ Mostyn (AltII) \_\_\_\_\_

**NEW BUSINESS:**

**OLD BUSINESS:** Allen House

**ADJOURNMENT:**