

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, 2017**

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

Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferro(AltI) _____ Ferrara (AltII) _____

APPROVAL OF MINUTES: January 25, 2017

Motion _____ Second _____
Conoscenti _____ Lambros _____ Morelli _____ Mostyn _____ Novellino _____
Ferro(AltI) _____ Ferrara (AltII) _____

RESOLUTION:

Z16-5-10 LENZO FAMILY, LLC- Block 17, Lot 8.04, 8.05 located in the HC Zone and part of Lot 10 located in the PCD Zone. Located at State Highway 33 consisting of 12.28+/- acres. Applicant sought and received a Minor Subdivision/Lot Consolidation approval to add a 6-acre portion of Lot 10 to create new Lot 8.06. Applicant amended his application and sought Preliminary Major Site Plan approval to construct a 50,466 s.f one-story building and develop the site with a recreational vehicle dealership for sales, service and display of RV's. Applicant sought and received Use Variance approval in Resolution dated 4-27-16. Variances requested were granted.

Motion _____ Second _____

Roll Call:

Conoscenti _____ Lambros _____ Morelli _____ Mostyn _____ Novellino _____
Ferro(AltI) _____ Ferrara (AltII) _____

NEW APPLICATION:

Z17-01 RACHMIEL, ROBERT - Block 36.01, Lot 3, Located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. The Applicant seeks to construct a 2-story, single family dwelling. Applicant seeks variance relief from Section 4-4.7 of the Ordinance unable to meet lot area requirements and Section 11-24.3, disturbance of steep slopes. Application Deemed Complete 2-1-17. Date of Action 5-2-17. Noticing Required.

Motion _____ Second _____

Roll Call:

Conoscenti _____ Lambros _____ Morelli _____ Mostyn _____ Novellino _____
Ferro(AltI) _____ Ferrara (AltII) _____

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT: