

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

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
AUGUST 23, 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: July 26, 2017

Motion _____ Second _____
Barthelmes _____ Frost _____ Conoscenti _____ Mostyn _____ Ferro(AltI) _____

RESOLUTIONS:

Z16-5-10 LENZO FAMILY, LLC- Block 17, Lot 8.06 , known as 595 State Highway 33 with 6.39 acres located in the HC Zoning District and 6 acres located in the PCD Zoning District. Applicant received Minor Subdivision, Lot Consolidation and Preliminary Major Site Plan Approval in Resolution dated 2-22-17. Applicant returned for Final 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. Approval granted.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Mostyn _____ Ferro(AltI) _____

Z-17-06A NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

Block 17, Lot 4 located at 663 Highway 33 consisting of 2.428 acres in the Highway Commercial (HC) Zoning District. Applicant sought and received bulk variance approval to co-locate to an existing first priority wireless communication facility.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Frost _____ Conoscenti _____ Mostyn _____ Ferro(AltI) _____

NEW APPLICATION:

Z17-03 CENTRAL JERSEY STORAGE, LLC. - Block 56, Lots 5, 6, 7 & 8.01 Located on Route 537 consisting of 22.73 acres in the HC-1 (Highway Commercial 1) Zoning District. Applicant received Use Variance, Bulk Variance and Preliminary Major Site Plan approval to construct a six (6) separate buildings for public storage consisting of a total of 72,844 s.f. in Resolution memorialized on 6-28-17. Applicant returns to the Board for Final Major Site Plan Approval. No Noticing required. Date of Action: 7-20-17.

Motion _____ Second _____

Roll Call:

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

NEW APPLICATION:

Z17-07 MILLSTONE DONUTS, LLC. - Block 18, Lot 2.01 located at 700 Highway 33 consisting of 4.057 Acres in the Planned Commercial Development (PCD) Zone. Applicant seeks to install a 30 s.f. drive-thru window addition to the existing retail building. Applicant seeks Amended Use Variance, Preliminary and Final Major Site Plan approval. Application Deemed Complete 7-26-7. Date of Action 11-23-17. Noticing Required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Ferro(AltI) _____ Ferrara (AltII) _____

NEW BUSINESS: Executive Session.

OLD BUSINESS:

ADJOURNMENT: