

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
MEETING MINUTES
JUNE 23, 2021**

Meeting called to Order by Chairman Novellino at 7:31 p.m.

Reading of Adequate Notice by Secretary Jacus.

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

Roll Call: Present - Conoscenti, Lambros, Mangano, Morelli, Mostyn, Novellino, and Zabrosky

Absent – Barthelmes, Ferrara

APPROVAL OF MINUTES: MAY 26, 2021

The Board members had reviewed the meeting minutes and with no changes required, Mr. Morelli made a Motion to approve the meeting minutes and Mr. Mangano offered a Second. Roll Call Vote: Mangano, Morelli, Mostyn, Lambros, Zabrosky, and Novellino voted yes to approve the minutes.

RESOLUTION:

Z21-01 REPOLI, MICHAEL & EDWINA – Located at 224 Stagecoach Road, known as Block 46, Lot 22.02 consisting of 39,898 square feet located in two zones; R80 and RU-P Zone. Applicants sought variance approval to construct a 315 square foot, one-story addition with a wood deck with a proposed lot coverage of 21.27%, where 20% is required (existing lot coverage is 21.06%) and to allow a distance between the existing garage and principal structure of 11.4 feet, where 15 feet is required (existing distance is 11.6 feet).

The Board having reviewed the Resolution, Mr. Mostyn made a Motion to memorialize and Mr. Lambros offered a Second. Roll Call Vote: Mangano, Morelli, Mostyn, Lambros, Zabrosky, and Novellino voted yes to approve the resolution.

NEW APPLICATION:

Z21-02 YOUNGS, KEVIN – Located at 32 Palmer Circle, known as Block 17.02, Lot 1 consisting of 2.58 acres; located in the R-170 Zone. Applicant is appealing the decision of the Zoning Officer denying the permit application to construct a 900 square foot addition to the existing single-family home. The Zoning Officer determined that the addition appears to a second dwelling, creating a two-family dwelling where only single-family structures are permitted.

Attorney Vella advised that the Appeal of the Zoning Officer's Decision application will not be heard this evening. Mr. Youngs filed for permits which were denied with the determination he was creating a two-family dwelling. His building permit was initially denied, changes were made to the plans, and the permit was denied a second time. When the plans were revised the second time, they do not reflect that the addition having access from the interior of the home. Attorney Vella stated he spoke to Mr. Youngs attorney who had advised him about the access to the interior the home on the revised plan, but it was not reflected on the plans submitted to the Board. The applicant asked that the case be carried so the plans can be corrected and resubmitted for a new determination. The appeal will either be dismissed upon further review of the Zoning Officer, or will carried to the July 28th meeting.

Seeing no new or old business, Mr. Morelli made a Motion to Adjourn and Mr. Mangano offered a Second and by unanimous vote, the Meeting Adjourned at 7:54 p.m.

Respectfully submitted,

Linda Jacus