

## MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT

*Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, July 22, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.*

### Attending Using a Device

*If attending using a device, you will be able to see and hear the members of the Board of Adjustment Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.*

*To join the meeting use the link on the Millstone Township Board of Adjustment web site home page*

*<https://www.millstonenj.gov> or join the meeting at: Join Zoom Meeting*

*<https://us02web.zoom.us/j/9225936112?pwd=THYrdUx6RWUvckZPSjdULzl0RzlpQT09>*

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112#,,1#,636415# US (New York)

+13017158592,,9225936112#,,1#,636415# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/9225936112?pwd=THYrdUx6RWUvckZPSjdULzl0RzlpQT09>

### Attending via Telephone

*If attending via telephone only, you will be able to hear the Board of Adjustment while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.*

*Use one of the following phone numbers to join the meeting.*

*All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at*

*<http://www.millstonenj.gov/boardsnotices.html>*

*If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D'Andrea at [p-dandrea@millstonenj.gov](mailto:p-dandrea@millstonenj.gov) during normal business hours who will be hosting the meeting.*

<b>MEETING CALLED TO ORDER:</b>	Chairman Novellino			
<b>READING OF ADEQUATE NOTICE:</b>	Vice-Chairman Barthelmes			
<b>FLAG SALUTE:</b>	Chairman Novellino			
<b>ROLL CALL:</b>	Secretary D'Andrea			
Barthelmes _____	Conoscenti _____	Frost _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Ferrara(AltI) _____	Mangano (AltII) _____	

**APPROVAL OF MINUTES: JUNE 24, 2020**

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Frost \_\_\_\_\_ Morelli \_\_\_\_\_ Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**RESOLUTION:**

**Z18-09 MAZZITELLI** - Block 36.01, Lot 3 located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. Applicant sought and received approval in Resolution Memorialized in 3-27-19 to construct single family home on the existing vacant lot. Variances were required for: Sec. 4-4.7 (Lot Area requirements) because a 200' diameter circle cannot be inscribed within the usable building area; Sec. 11-24.3 because existing steep slopes (15%+) are proposed to be disturbed and a conservation easement is not proposed around the remaining steep slopes. Also requested and granted was a waiver from checklist submission of Environmental Impact and Assessment. (Sec. 9-3). Resolution memorialized 3-27-19. Applicant received a 6-month extension of time to 9-24-20. (Time ran 3-26-20).

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Frost \_\_\_\_\_ Morelli \_\_\_\_\_ Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**RESOLUTION:**

**20-03 MUMAU, BRIAN AND ELAINE** – Block 6.02, Lot 5 located at 15 Saddlebrook Road consisting of 1.84 acres in the R-130 Zoning District. Applicant's property is a thru street. Applicant sought and received approval to remove a 500 s.f. horse barn and construct a new 1,080 s.f. horse barn where 900 s.f. is permitted. Applicant did not require a height variance.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Frost \_\_\_\_\_ Morelli \_\_\_\_\_ Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**CARRIED APPLICATION:**

**Z19-06 SILVI GROUP COMPANIES** – Block 22, Lot 13 located at 470 Route 33 in the HC Zone consisting of 13.405 acres. Applicant seeks Preliminary and Final Site Plan Approval, Use Variance Approval to add a 9,600 s.f. new building to the site. Removal of existing maintenance building. Addition of employee parking and installation of natural gas fueling. Deemed complete 12-12-20, DOA 4-10-20. Various extensions of time through the end of July 2020. Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Barthelmes \_\_\_\_\_ Conoscenti \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_  
Mostyn \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_ Mangano (AltII) \_\_\_\_\_

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**