

**MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT**

*Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, October 28, 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*

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112# US (New York)

+13017158592,,9225936112# 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/kchOGRTFx1>

**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: September 23, 2020**

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

**RESOLUTION:**

**Z20-06 LENZO FAMILY, LLC** – Block 17, Lot 8.06 located at 595 State Highway 33 consisting of 12.39 acres in the HC and PCD Zoning Districts. Applicant sought and received approval to install a propane cylinder fill station. Applicant further sought and received bulk variance relief for total square footage for two entrance signs on the property.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Roll Call:  
Barthelmes \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_  
Mangano (AltII) \_\_\_\_\_

**RESOLUTION:**

**Z20-08 TLP REALTY, LLC.**- Block 16.01, Lot 1 located at 400 Rike Drive consisting of 3.47 acres located in the BP Zoning District. Applicant sought and received approval to construct an attached 3,198 s.f. garage and storage structure to the existing building, new structure is 24 ft. ht.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Roll Call:  
Barthelmes \_\_\_\_\_ Frost \_\_\_\_\_ Lambros \_\_\_\_\_ Morelli \_\_\_\_\_ Novellino \_\_\_\_\_ Ferrara(AltI) \_\_\_\_\_  
Mangano (AltII) \_\_\_\_\_

**NEW APPLICATION:**

**Z20-06 NEW CINGULAR WIRELESS PCS, LLC (AT&T)** – Located at 663 Route 33, known as Block 17, Lot 4 consisting of 2.45 acres in the Highway Commercial (HC) zoning district. Applicant seeks to place 12 antennae at centerline height of 130 ft. and expand the fencing and add related equipment at the base of the 150 ft. monopole. Applicant seeks bulk variance approval and use variance approval.

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

**NEW APPLICATION:**

**Z20- RHEINHARDT, SAMPSON & VICTORIA** – Located at 140 Disbrow Hill Road, known as Block 11, Lot 1.02 consisting of 2.28 acres in the Rural Preservation (RU-P) Zoning District. Applicant seeks to construct an attached 3-car garage with attic consisting of 864 s.f. and 22’4” approx.. height. Parcel has two front yards (Disbrow Hill Road and a dirt lane) where set back is 50 feet and applicant can provide 28 feet. Bulk Variance required. Deemed complete: 9-1-20. Date of Action:12-30-20. Noticing required.

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

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**