



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA
May 24, 2023
7:30 pm

Municipal Meeting Room
215 Millstone Road – Millstone Township, NJ 08535

PLEASE TAKE NOTICE that the Millstone Township Zoning Board of Adjustment meeting has been scheduled for Wednesday, May 24, 2023 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

MEETING CALL TO ORDER: Chairman Mostyn

READING PUBLIC NOTICE STATEMENT: Vice-Chairman Barthelmes

In accordance with Chapter 231 P.L. 1975, the Open Public Meetings Act, adequate notice of this meeting has been provided as required, specifying the time and location, with such notice as being sent to the Asbury Park Press and the Times of Trenton, posted on the Municipal Public Notice Meeting Bulletin Board and filed with the Township Clerk.

FLAG SALUTE: Chairman Mostyn

ROLL CALL: Board Secretary Sims

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Sinha |
| <input type="checkbox"/> Mr. Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Ms. Arpaia (Alt.I) |
| <input type="checkbox"/> Ms. Beckish | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II) |

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. March 22, 2023

- | | | |
|--|---|---|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Sinha |
| <input type="checkbox"/> Mr. Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Ms. Arpaia (Alt.I) |
| <input type="checkbox"/> Ms. Beckish | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II) |

RESOLUTIONS:

1. Dish Wireless, LLC
Block 17, Lot 4 – 663 State Highway 33
Variance Application # Z23-03

- | | | |
|--|---|---|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Sinha |
| <input type="checkbox"/> Mr. Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Ms. Arpaia (Alt.I) |
| <input type="checkbox"/> Ms. Beckish | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II) |

2. Six Flags Great Adventure
Block 55, Lot 10.01 – 592 Monmouth Road (CR 537)
Use Variance Application # Z23-01

- | | | |
|--|---|---|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Sinha |
| <input type="checkbox"/> Mr. Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Ms. Arpaia (Alt.I) |
| <input type="checkbox"/> Ms. Beckish | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II) |



3. Resolution ZB2023-08 Annual Report of the Millstone Township Zoning Board of Adjustment

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Sinha |
| <input type="checkbox"/> Mr. Barthelmes | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Ms. Arpaia (Alt.I) |
| <input type="checkbox"/> Ms. Beckish | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II) |

APPLICATION(S):

1. CONTINUED APPLICATION

Malinowski, Zack and Renata
Block 31, Lot 28 – 106 & 108 Agress Road
Use Variance Application # Z22-12

Proposal for an expansion of a non-conforming use to construct an addition on each of the two existing dwelling units on the property. Structure #1 is also known as 106 Agress Road and Structure #2 is known as 108 Agress Road and is located in the R-80 zoning district. Board took jurisdiction on 3/22/23 and carried the matter to the 4/26/23; however, the applicant requested adjournment to 5/24/23 (on new notice). Extension of Time to Act through 5/24/23.

Motion _____

- Chairman Mostyn
- ~~Mr. Barthelmes~~
- Ms. Beckish

Second _____

- ~~Mr. Ferrara~~
- Mr. Lambros
- Mr. Morelli

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- _____ (Alt.II)

2. Michael Uk

Block 48, Lot 14.38 – 18 Molsbury Lane
Use and Bulk Variance Application # Z23-04

Proposal to construct a 2,245 s.f. structure consisting of a detached garage with second floor dwelling in the R-170 zoning district. Use variance relief is requested for the accessory/second dwelling and bulk variance relief for the height of the accessory structure and size of accessory structure. Must Act by 9/2/23.

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli

- Mr. Sinha
- Ms. Arpaia (Alt.I)
- _____ (Alt.II)

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: