



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**June 26, 2024**

**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 June 26, 2024 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

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

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

- Mr. Sinha
- Mr. Cadigan (Alt.I)
- \_\_\_\_\_ (Alt.II)

**PUBLIC COMMENT** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. May 22, 2024**

Motion \_\_\_\_\_

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

Second \_\_\_\_\_

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

- Mr. Sinha
- Mr. Cadigan (Alt.I)
- \_\_\_\_\_ (Alt.II)

**RESOLUTIONS:**

None.

**APPLICATION(S):**

**1. Winding Brook Farm, LLC**

**Block 52, Lot 6 – 25 Spring Rd.**

**Bifurcated Use Variance Application # Z24-03**

Variance relief request to operate a commercial Tree Service Business (conducted off-site) on a 11.58-acre lot in the RU-P Zoning District. Applicant proposes to store vehicles, equipment and wood generated from the tree clearing business, on the site. The property currently has a residential dwelling, a 97' x 40' pole barn, a 30' x 58.7' detached garage, a pond and also is being farmed. Application is deemed "incomplete" and the applicant has requested submission waivers. If the Board grants the requested waivers and the application is deemed "complete", the applicant will be prepared to hold a public hearing, with notice to be provided. Formal action may be taken.

**Motion** \_\_\_\_\_

- Chairman Mostyn\*
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- ~~Mr. Ferrara~~
- Mr. Lambros
- Mr. Morelli\*

- Mr. Sinha
- ~~Mr. Cadigan~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)



**2. Thomas Rabbit**

**Block 39.01, Lot 19.21 – 19 White Birch Dr.**

**Bulk Variance Application # Z24-05**

Variance relief request to construct a 32'8" x 30'8" x 20' in height (1,000 s.f.) detached, two-car garage, to be built into the existing slope area. Variance relief is required for steep slope disturbance and for accessory structure greater than 900 s.f.

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Mr. Cadigan (Alt.I)
- \_\_\_\_\_ (Alt.II)

**BOARD DISCUSSION/CORRESPONDENCE:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**