



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

November 14, 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 Thursday November 14, 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

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

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. October 17, 2024 – Special Meeting

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

RESOLUTIONS:

1. Resolution of Approval
Raymond and Doreen Polhemus
Block 36, Lots 3.01 & 6 – 33 Clarksburg Rd.
Variance Application # Z24-09

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

2. Resolution of Approval
Yellow Jacket General Contractors
Block 23, Lot 25.02– 41 Conover Rd.
Variance Application # Z24-06

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



APPLICATION(S):

1. Joseph Strickland
Block 49, Lot 20.08 – 420 Stage Coach Rd.
Variance Application # Z24-11
Submission Waivers Requested

Proposal to install rooftop solar panels on an existing house, which is within the 50-foot front yard setback on a .87-acre lot in the R-130 Zoning District. The rooftop solar panels will be a total of 528.29 sf. The application has been deemed incomplete pending requests for submission waivers. If granted, application will continue with the public hearing.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

2. Daniel Lichtman
Block 39.01, Lot 9 – 319 Sweetman’s Lane
Bifurcated Use Variance Application # Z23-10
Submission Waivers Requested

Proposal to operate a commercial electrical contracting company, using an existing 8,000 s.f. frame building (previously a chicken coup), along with onsite storage of vehicles and equipment. A driveway, commercial parking area, a dumpster and fence have all been added to the site. The existing 1 1/2-story frame dwelling is proposed to remain a residential home. This application is a result of a Notice of Violation for operating a commercial business in the residential zone. The application has been deemed incomplete pending requests for submission waivers. If granted, application will continue with the public hearing.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

3. Earth Anchoring Suppliers, LLC
Block 57, Lot 13.02 – 19 Trenton-Lakewood Rd.
Bulk Variance Application # Z23-07

Proposal to permit an 8' high wood solid stockade fence in the front yard to create an outdoor storage enclosure for materials at an existing light industrial building in the BP zoning district. This application was filed in response to a notice of violation for constructing said fence and enclosure area without prior approvals. Applicant is seeking bulk variance approval for outdoor storage in the front yard and for the fence in excess of 4' in height and less than 50% open.

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: