



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MINUTES
October 17, 2024
Special Meeting**

The Millstone Township Zoning Board of Adjustment special meeting was called to order by Chairman Mostyn on Thursday, October 17, 2024, at 7:30 p.m. in the Municipal Meeting Room, 215 Millstone Rd., Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Mr. Morelli read the Open Public Meetings Act Statement.

There was a salute to the Flag and an observance of a moment of silence offered for those serving and those who have served our country in the past.

Roll call for the below members was called:

Present: Chairman Mostyn, Ms. Arpaia, Mr. Ferrara, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan (Alt. I).

Absent: Mr. Barthelmes; one vacant seat (Alt. #2).

Attending: Greg Vella, Esq.; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, PP, AICP, Board Planner; and Danielle Sims, Board Secretary.

Mr. Cadigan was seated for Mr. Barthelmes.

MINUTES:

Minutes from May 22, 2024

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Ms. Arpaia made a motion to adopt the Minutes from May 22, 2024, which was seconded by Mr. Morelli. The Minutes were adopted on a roll call vote: Ms. Arpaia, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan; Approved, 5-0.

Minutes from August 28, 2024

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Ms. Arpaia made a motion to adopt the Minutes from August 28, 2024, which was seconded by Mr. Sinha. The Minutes were adopted on a roll call vote: Chairman Mostyn, Ms. Arpaia, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan; Approved, 6-0.

RESOLUTION(S):

Resolution of Denial Winding Brook Farm, LLC
Block 52, Lot 6 – 25 Spring Rd.
Bifurcated Use Variance Application # Z24-03

Attorney noted that the Board received the resolution in advance of the meeting for review. With no comments from the Board, Mr. Lambros made a motion to memorialize the resolution for variance approval. This motion was seconded by Ms. Arpaia. Resolution of Denial Z24-03 was adopted with the following votes in favor: Chairman Mostyn, Mr. Lambros, Mr. Sinha and Mr. Cadigan; Approved, 4-0.



Resolution of Denial

Michael Holzer

Block 43, Lot 16.02 – 176 Sweetman’s Lane

Preliminary and Final Major Site Plan and Use Variance Application # Z24-01

Attorney Vella noted that the Board received the resolution in advance of the meeting for review. With no comments from the Board, Ms. Arpaia made a motion to memorialize the resolution for variance approval. This motion was seconded by Mr. Lambros. Resolution of Denial Z24-01 was adopted with the following votes in favor: Chairman Mostyn, Ms. Arpaia, Mr. Lambros, and Mr. Cadigan; Approved, 4-0.

Resolution Dismissing Application without Prejudice

Millstone Property Company, LLC

Block 35, Lot 16.01 & 17 – 465 & 469 Stage Coach Rd.

Use Variance Application # Z23-05

The Zoning Board added this resolution to their agenda. The applicant submitted a request to withdraw the application without prejudice as they are no longer pursuing the application at this time. Attorney Vella prepared a resolution to dismiss without prejudice and no findings of fact. With no comments from the Board, Ms. Arpaia made a motion to memorialize the resolution for variance approval. This motion was seconded by Mr. Lambros. Resolution of Dismissal Z23-05 was adopted with the following votes in favor: Chairman Mostyn, Ms. Arpaia, Mr. Ferrara, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan; Approved, 7-0.

APPLICATION(S):

Raymond and Doreen Polhemus

Block 36, Lots 3.01 & 6 – 33 Clarksburg Rd.

Variance Application # Z24-09

Proposal to construct a 16' x 24' "lean to" addition to an existing accessory barn structure. The addition would require variance relief for having an accessory structure over 1,000 sf and for total accessory structures over 2,000 sf. The existing barn currently is in variance at 22' in height and does not match the primary structure. The existing detached garage is also in variance for being 1,360 sf and 9.6' from the side property line. The property is split zoned (Lot 6 is R-80 and Lot 3.01 is R-170).

Attorney Vella reviewed the notice package in advance of the meeting and confirmed that it was in proper form, so the Board can take jurisdiction to hear the application.

Ms. Doreen Polhemus appeared as the applicant.

The following witnesses were sworn in and are under oath:

Matt Shafai, PE, PP – Board Engineer
M. McKinley Mertz, PP, AICP – Board Planner
Doreen Polhemus – Applicant

The following exhibits were marked in evidence:

APPLICANT’S EXHIBITS

- A-1 Jurisdictional Notice (Proof of Service)
- A-2 Application, Checklist(s) and Administrative Forms
- A-3 Aerial Image of site, unknown date/source
- A-4 Proposed Lean-to Spec Sheet and Elevation
- A-5 Plan of Survey & Variance Plan, prepared by Harris Surveying, one (1) sheet, dated 7/10/24



BOARD'S EXHIBITS

- ZB-1 Completeness Determination dated 8/26/24
- ZB-2 Engineer's Review dated 8/28/24
- ZB-3 Planner's Review dated 9/12/24

Ms. Doreen Polhemus was sworn in. She stated her family has lived on the property for about 45 years. When they put up the barn for their horses, they didn't take into consideration the weather and the direction of sun. During the summertime, they have to hang tarps to provide shade for the horses. In the wintertime, they nail close the barn door in order to prevent the rain and snow from getting into the barn. The applicant is proposing a 16' x 24' lean-to on the side of the building to help protect the horses from the weather.

Chairman Mostyn noted that it appears that there is an existing lean-to on the barn. Ms. Polhemus indicated that there are some small plywood panels to see if they would work, and realized that a lean-to would work to accomplish their needs.

Chairman Mostyn noted that the application is for two lots; however, it is functioning as one lot. Ms. Polhemus stated she receives two tax bills. For purposes of evaluating this application, Planner Mertz treated it as one lot. The back portion of the property (Lot 3.01) is in a different zone, but is treated as one. Attorney Vella stated that it is up to the Tax Assessor if they would like to have them consolidated. Ms. Polhemus stated it was sold to them as one lot, despite being two lots. Planner Mertz stated it is almost a technical variance since it is an open-air structure addition and the lean-to meets the height requirements.

Attorney Vella stated the only real consideration is the increase in accessory structure size (and the total accessory structure area on site).

Chairman Mostyn opened the matter to the public. With no members from the public coming forward, Chairman Mostyn closed the matter to the public.

The Board commented that they had no objection to granting the variance as the structure would protect the animals. This lean-to would have no negative impact. With no further questions or comments from the Board, Mr. Lambros made a motion to approve the request for variance approval. Since there are no conditions of the motion of approval, the Board offered that the applicant can file for the construction permits to allow the applicant to begin construction before the winter weather and not have to wait until the resolution is adopted next month. This motion was seconded by Ms. Arpaia. Application Z24-09 was approved with the following votes in favor: Chairman Mostyn, Ms. Arpaia, Mr. Ferrara, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan; Approved, 7-0.

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

Proposal to construct an approximately 3,000 s.f. single family residential home on an existing undersized vacant lot in the RU-P zone. The property contains wetlands and would require disturbance of steep slopes and would not contain a minimum of one (1) contiguous acre of usable development area. The application is Incomplete, they are seeking submission waivers; if granted, will move forward with the public hearing.

Attorney Vella explained that the applicant has requested some submission waivers for the Board's consideration. The application is currently deemed "incomplete". Attorney Vella reviewed the notice package in advance of the meeting and confirmed that it was in proper



form, so should the Board grant the requested submission waivers, they can take jurisdiction to hear the application.

Mr. Walter Toto, Esq. appeared on behalf of the applicant.

The following witnesses were sworn in and are under oath:

Matt Shafai, PE, PP – Board Engineer
M. McKinley Mertz, PP, AICP – Board Planner
Loralie Totten, PE, PP – Applicant's Engineer and Planner

The following exhibits were marked in evidence, including new exhibits:

APPLICANT'S EXHIBITS

- A-1 Jurisdictional Notice (Proof of Service)
- A-2 Application, Checklist(s) and Administrative Forms
- A-3 Correspondence
- A-4 Deed of Conservation Easement (1 of 2) for Block 23, Lot p/o 25.02, filed 3/7/07
- A-5 Deed of Conservation Easement (2 of 2) for Block 23, Lot p/o 25.02, filed 3/7/07
- A-6 Deed of Right-of-Way Dedication for Block 23, Lot 25.02, filed 3/7/07
- A-7 Copy of Resolution Z05-10, Arthur Eng, 10-26-05 (Expired)
- A-8 NJDEP Freshwater Wetlands LOI – Line Verification, dated 4/26/23
- A-9 Variance Sketch, one (1) sheet, prepared by Crest Engineering, dated 7/25/23, revised 5/29/24
- A-10 Boundary & Topographic Survey, one (1) sheet, prepared by Crest Engineering, dated 4/8/24, revised 4/9/24
- A-11 Aerial Plan, one (1) sheet, prepared by Crest Engineering, dated 7/23/23
- A-12 Highlighted Variance Sketch (A-9) and Boundary & Topographic Survey (A-10)
- A-13 Buy-Sell Offer letter to 1 Cook St., prepared by Walter Toto, Esq., dated 9/12/24
- A-14 Buy-Sell Offer letter to 45 Conover Rd., prepared by Walter Toto, Esq., dated 9/12/24

BOARD'S EXHIBITS

- ZB-1 Incomplete Determination & Engineer's Review dated 8/14/24
- ZB-2 Planner's Review dated 9/12/24

Mr. Toto noted that the applicant is seeking submission waivers from the Board from providing an Environmental Impact Statement and from providing signed and sealed architectural plans from the Board.

Loralie Totten was sworn in and has previously appeared before the Board. The Board accepted her as a licensed professional engineer and a licensed professional planner. Ms. Totten explained that there was a previous approval on this property and the previous applicant provided an EIS as part of their approvals. They have received a modified wetlands approved, which slightly altered the wetlands buffer area. The prior applicant has already filed the 8.5' wide, 200' long right-of-way dedication and the conservation easement area. With the new wetlands line, there is approximately 130 s.f. wetlands buffer on the site. The buffer easement will be corrected. The steep slopes (2,275 s.f.) along the side of site have already been placed into a conservation easement as part of the prior approval. The steep slopes across the front of the property (approximately 1,200 s.f.) were not put into conservation, but the approval required that no grading be done in this area. There are no improvements proposed in the wetlands buffer area. The environmentally sensitive areas have already been addressed and the applicant is seeking a waiver from providing a new EIS. There was a new LOI in 2023, which



caused the slight change in the buffer area. There is no development proposed in the wetlands or buffer and it will be encased in an easement with monument markers.

The applicant is also seeking a waiver from providing architectural plans. The applicant has not fully designed the plans for the proposed house, so they may slightly change. The plans reflect a house with an approximately 2,000 s.f. sample footprint. The proposed house will be around this size and will meet all the required setbacks and will not require any setback relief. The applicant is seeking a waiver from providing the signed and sealed plans at this time, but would agree that they will be submitted as part of plot-plan review for permitting.

Mr. Lambros inquired about the original subdivision which created the lot. Mr. Toto reviewed the prior approvals granted to Mr. Eng. Planner Mertz noted that the RU-P zone was created in 2003 and we are not sure what the requirements were at the time of subdivision.

Board Engineer Shafai and Board Planner Mertz took no exception to the Board granting the requested submission waivers. Mr. Morelli made a motion to grant the submission waiver requests from providing an EIS and architectural plans, which was seconded by Mr. Cadigan. With all in favor, none against, the Board granted the requested submission waivers.

Ms. Totten described the site and the surrounding area. The proposed (sample) house will be well within the required setback lines. The driveway is located in between the steep slopes to lessen the impact. There are three street trees proposed in the steep slope areas. The Board would have to grant approval to remove trees from the steep slope area to allow the street trees to be installed. The applicant will need to install the required conservation easement markers, per ordinance.

The existing lot does not meet the required 1-acre minimum contiguous buildable area. The required circle or rectangle will also not fit on the site due to the property size restrictions. The proposed house will meet all of the required setbacks. In reviewing the surrounding area, Ms. Totten explained that the houses are similar in size to the proposed house and would be consistent with the neighborhood.

The applicant will be able to comply with the Board Engineer's review memo. Engineer Shafai noted a concern about the lot laying so low and meeting the storm water regulations. She agreed to work with the Board Engineer to satisfy any concerns.

Mr. Toto provided "buy/sell" letters to the adjoining property owners. The owner of # 45 Conover Rd. has an existing non-conforming lot and was not interested in purchasing the lot. The other adjoining owner at 1 Cook Steet did express some interest in selling a portion of her lot; however, the lot is undersized in the RU-P zoning district and is subject to the RU-P zoning regulations and any subdivision of that land would make the property more non-conforming.

Chairman Mostyn expressed concern with sight view entering/exiting the driveway.

Ms. Totten reviewed the benefits of the proposed application, and put the planning proofs on record. The site is uniquely suited as it is a residential use proposed in a residential zone and will meet the required bulk required, with the exception of the lot area. The environmentally sensitive areas will not be disturbed and the area along the side have already been put into a conservation easement.

Planner Mertz stated that this is a unique site. The applicant will put the wetlands buffer area She noted they are undersized but are able to meet the bulk standards. She took no exception to the testimony provided by Ms. Totten.

Engineer Shafai noted he would require bonds for the roadway, especially due to the steep slopes.



With no further testimony, Chairman Mostyn opened the matter to the public for questions and comments. With no members of the public coming forward, Chairman Mostyn closed the matter to the public.

Attorney Vella provided a summary of the application and the conditions discussed on record. With no further questions or comments from the Board, Ms. Arpaia made a motion to approve the application, granting the requested relief with the conditions placed on record. This motion was seconded by Mr. Cadigan. Application Z24-06 was approved with the following votes in favor: Chairman Mostyn, Ms. Arpaia, Mr. Ferrara, Mr. Lambros, Mr. Morelli, Mr. Sinha and Mr. Cadigan; Approved, 7-0.

**The Estate of Fay Hom – Frank Hom and Wickie Hom
Block 17, Lot 10.01 – 25 Millstone Rd.
Block 23, Lot 2.02**

Preliminary Major Site Plan and Use Variance Application # Z23-10

Proposal to construct two warehouse buildings with office space on a 78.33 +/- acre lot (Block 17, Lot 10.10) in the PCD zone. Building A would contain 180,000 sf of warehouse space and 3,000 sf of office space. Building B with 180,000 sf of warehouse space and 3,000 sf of office space. The proposed requires 'd' variance relief for building height 10' or 10% greater and for maximum useable Floor Area Ratio, as well as bulk variance relief. Block 23 Lot 2.02 (8.33-acres) is located on the opposite side of Millstone Rd. (no improvements).

(Angela Buonantuono, Court Reporter, was in attendance to transcribe the proceedings for this applicant. A copy of the transcript will be kept in the Land Use office along with a copy of the minutes for this meeting.)

Mr. Kenneth Pape, Esq. appeared on behalf of the applicant.

The following witnesses were sworn in and are under oath:

Matt Shafai, PE, PP – Board Engineer
M. McKinley Mertz, PP, AICP – Board Planner
Peter Strong, PE – Applicant's Engineer

The following exhibits were marked in evidence:

EXHIBITS

- A-1 Jurisdictional Notice (Proof of Service)
- A-2 Application, Checklist(s) and Administrative Forms
- A-3 Correspondence
- A-4 Outside Agency Approvals
- A-5 List of Proposed Witnesses
- A-6 Traffic Impact Analysis, prepared by McDonough & Rea Associates, dated 12/1/23
- A-7 Statement of Environmental Impact and Assessment, prepared by Crest Engineering, dated 2/2024
- A-8 Monmouth County Historic Sites Inventory Survey Evaluation Form, recorded by James C. McCabe for Millstone Township, Historic Site Inventory No. 1332-7, dated March 1982, updated 1991
- A-9 Survey of Property, Block 17, Lot 10.01, prepared by Crest Engineering, one (1) sheet, dated 9/1/23
- A-10 Architectural Floor Plan and Elevation Plan, prepared by Perez + Rodasti, four (4) sheets, dated 11/6/23



- A-11 Operations and Maintenance Manual, prepared by Crest Engineering, dated 10/27/23
- A-12 Stormwater Management Report, prepared by Crest Engineering, dated 10/20/23
- A-13 Preliminary Site Plan and Use Variance Plan, prepared by Crest Engineering, eighteen (18) sheets, dated 10/27/23, revised 3/20/24
- A-14 Survey of Property, Block 23, Lot 2.02, prepared by Crest Engineering, one (1) sheet, dated 2/1/24
- A-15 Historic Pesticide Report (B17 L10.01), prepared by Crest Engineering, dated 2/2024
- A-16 Soils Report (B17 L10.01), prepared by Crest Engineering, dated 2/8/24
- A-17 Response memo to Environmental Commission Review, prepared by Crest Engineering, dated 8/7/24
- A-18 REVISED Pages 29 and 61 of the Operations & Maintenance Manual (A-11) dated 10/27/23 (no revision date noted on revised pages)
- A-19 REVISED Page 9 of EIS (A-7) and Stormwater Management Measure Log (no revision date noted on revised pages)
- A-20 Color Sketch of Porous Pavement, unknown source, undated
- A-21 Infiltration Basins and Porous Pavement Plan, prepared by Crest Engineering, dated 6/27/24
- A-22 Preliminary Site Plan and Use Variance Plan, prepared by Crest Engineering, eighteen (18) sheets, dated 10/27/23, revised 8/12/24
- A-23 500' Aerial Display, one (1) sheet, prepared by Crest Engineering, dated 8/12/24
- A-24 1,000' Aerial Display, one (1) sheet, prepared by Crest Engineering, dated 8/12/24
- A-25 Aerial Site Plan, one (1) sheet, prepared by Crest Engineering, dated 8/12/24
- A-26 Rendering Site Display, one (1) sheet, prepared by Crest Engineering, dated 8/12/24
- A-27 Extension of Time to Act through 12/31/24

BOARD'S PROFESSIONAL'S REVIEW EXHIBITS

- ZB-1 Incomplete Determination dated 1/18/24
- ZB1b Completeness Determination dated 5/3/24
- ZB-2 Engineer's Review dated 7/15/24
- ZB-3 Planner's Review dated 9/17/24
- ZB-4 Environmental Commission and Shade Tree Commission review dated 5/31/24
- ZB-5 Fire Bureau review dated 7/29/24
- ZB-6 Tax Assessor's Review dated 7/29/24
- ZB-7 Historic Preservation Survey 1992 (B17 L10) & HPC review memo dated 7/22/24
- ZB-8 Shade Tree Review dated 7/30/24
- ZB-9 Agricultural Advisory Council memo received 10/17/24

Kenneth Pape, Esq. provided a summary of the proposed site development. The area proposed to be developed is less than 14-acres, the remaining 72-acres will not be developed. As part of the application, the applicant is proposing to dedicate the property on the opposite side of Millstone Road, Block 23, Lot 2.02 (7.33-acres) and place it in a conservation easement. This will abut a property that has already been placed in conservation easement through a Planning Board application.

Peter Strong was sworn in and provided his credentials as a licensed engineer in good standing. The Board accepted his credentials as a professional licensed engineer.



Mr. Strong described the property as Block 17 Lot 10.01 located to the west of Millstone Rd. and Block 23 Lot 2.02 to the east of Millstone Rd. being 7.33-acres consisting of mostly wetlands and ponds. Mr. Strong described the surrounding area. The site currently has an agricultural use with a residential structure and barns and farm structures.

Engineer Shafai noted that the most recent plan shows encroachments in the wetlands in the proposed retention basin in the middle of the site and also some of the parking area. Mr. Strong believes that they can do a buffer averaging or do slight modifications and should not have a problem accommodating this on the site.

Mr. Strong described the proposed site layout, referring to Exhibit A-26. He continued with describing the proposed site circulation. There is one driveway into and exiting the site. The proposed parking on site meets the requirement. There are 56 loading docks proposed on the plan, but will be amended to 47 to address the conflicts with stairways and such from the architectural plans. Landscaping was submitted to the Shade Tree Commission for review. There are 8'-10' high berms proposed along the southern end of building "B". The applicant will be able to comply with all comments from the Shade Tree Commission. One monument sign, which meets the sign regulations, is proposed at the northwest side of the proposed driveway.

Mr. Pape noted that they will be revising the plans based on the Board's comments and would invite questions and comments from the public, as well.

Engineer Shafai inquired about the buildable area of the lot. The new wetland delineation changes the required variances, including the Floor Area Ratio (FAR) relief. The dedication of road right-of-way has already been taken out from the area of the track. Mr. Pape had notes reflecting that the lot contains 41.39-acres of buildable lot area.

Mr. Strong indicated that the front setback is 100' and the buildings are proposed at approximately 125' setback from the right-of-way. There are wetlands and buffer areas that are located to the west of the proposed buildings so they wouldn't be able to be relocated further into the site. The FAR relief is .2 when taking the new wetlands.

Engineer Shafai reminded the Board that the basin and fleet parking shown on the plans will be modified due to being located in the wetlands and buffer areas. The relief may slightly change.

There are trailers proposed to be parked on site. Planner Mertz noted trailer storage yards are prohibited in the zone. Mr. Strong responded that the site will not be used for outside trailers to be stored, but will be used as a temporary parking while loading and unloading is done.

Mr. Pape stated that traditional warehouse storage without refrigeration is proposed.

Mr. Pape asked if the Board would allow both questions and comments from the public so that they may be able to address some of the questions and comments. Chairman Mostyn opened the matter to the public for questions and comments.

Mr. Robert Branco of 8 Merkin Dr. appeared and was sworn in. He resides approximately three miles from the site. He asked approximately how many parking spaces are located facing Millstone Rd. Mr. Branco inquired if the fire department can handle the site. Mr. Pape stated there will be a tower and a pump on the site. There is a 6' line from the river to a drafting station and a drafting line to the proposed wet basin. The building will be fully sprinkled. Mr. Branco inquired about the hours of operation. Mr. Pape confirmed they are proposing 24-hours a day.

Mr. Islam Tula of 51 Millstone Rd. appeared and was sworn in. His house is just south of the site. He believes the building is too large and is not sure why they are seeking the variances.

The proposed trailer storage parking is not permitted and is not sure why they would create additional trailer parking. He is concerned with the level of service on Millstone Rd.



Scott Boland of 302 Windcrest Rd. appeared and was sworn in. His house is approximately 1-mile from the site. He inquired of the height of the proposed water tower. Mr. Pape stated that the water tower has not been designed. He stated the weight class for the road is not designed for tractor trailers. Lighting on the site will be able to be seen from the surrounding area. He is concerned how the water use will affect the aquifer.

Brian Moran of 7 Nathaniel Drive appeared and was sworn in. He is concerned how the light will affect his property. The lighting will be high and will affect him.

Paul Perrina of 3 Nathaniel Drive appeared and was sworn in. He is concerned with the wetlands on the site. He stated that tractor trailers will have difficulty navigating on site. He expressed concern over the traffic impacts.

Ron Rapka of 21 Palmer Circle appeared and was sworn in. He always drove past the beautiful farm. The large warehouse buildings will have a significant impact on sound, light and traffic. The Township's Master Plan states the Millstone is a rural community and is environmentally sensitive and this proposal goes against the Master Plan. He stated that the State Master Plan places Millstone Township in a rurally environmentally sensitive area. He cited the Master Plan's advancement of farmland preservation.

Michael Zeller of 2 Nathaniel Drive appeared and was sworn in. He indicated that there are unoccupied warehouses on State Highway 33.

Scott Boland of 302 Windcrest reappeared and is still under oath. He stated that in his experience, trailers will be stored on site. He also inquired if the proposed 40' height included the proposed solar panels. Mr. Pape indicated that the architect will address that question.

Kim Sarte of 6 Nathaniel Drive appeared and was sworn in. She is very disappointed that warehouses may go up in Millstone. She noted the visual and traffic impact on the area.

With no further members of the public coming forward, Chairman Mostyn closed the matter to the public for this witness. Attorney Vella reminded the public that this does not conclude the public participation and the public will still be able to ask questions and comment in the future.

Attorney Vella announced that the application was being carried to the Wednesday, January 22, 2025, Zoning Board of Adjustment meeting which will be held at 7:30 pm, in this same location, without any further notice. Any interested parties may appear.

The Applicant provided an extension of time to act through March 30, 2025. The applicant will provide revised plans no less than twenty (20) days before the January 22, 2025 meeting in order to allow ample time for the Board's professionals to review the revisions.

BOARD DISCUSSION:

The Board discussed the upcoming schedule. There were no other business matters up for discussion.

ADJOURNMENT:

With no further business, Chairman Mostyn made a motion to close the meeting. With all in favor, Chairman Mostyn adjourned the meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Danielle B. Sims".

Danielle B. Sims, Board Secretary