

RESOLUTION NO. 22-98
MEETING DATE: 04-20-2022

RESOLUTION AUTHORIZING THE HOLDING OF AN EXECUTIVE SESSION, AT WHICH THE PUBLIC SHALL BE EXCLUDED

C/McLaughlin offered the following Resolution and moved its adoption, which was second by **DM/Morris**.

WHEREAS, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from meetings of public bodies in certain circumstances which are set forth in N.J.S.A. 10:4-12(b); and

WHEREAS, the Township Committee of the Township of Millstone is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone as follows:

1. The public shall be excluded for the discussion of any action upon the here in after specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 1. Potential Property Acquisitions
 2. Litigation
 3. Potential Litigation

It is anticipated at this time that the above stated subject matter will be made public in approximately six months or at such time as any litigation discussed is resolved.

3. This Resolution shall take effect immediately.

ROLL CALL:

AYES: C/McLaughlin, DM/Morris, M/Ferro
NAYS: None
ABSTAIN: None
ABSENT: C/Davis, C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone on April 20, 2022.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 22-99
ADOPTION DATE: 04-20-2022

**RESOLUTION ACKNOWLEDGING RECEIPT AND REVIEW OF
PLANNING BOARD CONSISTENCY REPORT FOR ORDINANCE 22-05**

DM/Morris offered the following Resolution and moved its adoption which was seconded by C/McLaughlin.

WHEREAS, the Township Committee introduced Ordinance No. 22-05 and referred it to the Planning Board pursuant to N.J.S.A. 40:55D-26(a); and

WHEREAS, on April 13, 2022, the Planning Board reported its findings on the Ordinance to the Township Committee.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee acknowledges receipt and has reviewed the Planning Board report finding the ordinance to be consistent with the Master Plan.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy, be forwarded to the Planning Board Secretary.

ROLL CALL:

AYES: C/McLaughlin, DM/Morris, C/Davis, M/Ferro
NAYS: None
ABSTAIN: None
ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its regular meeting of April 20, 2022.

KATHLEEN HART, RMC
Municipal Clerk

RESOLUTION NO. 22-100

SCHEDULE 22-04B S

CONSOLIDATED BILL LIST

TOWNSHIP OF MILLSTONE VOUCHERS FOR PAYMENT PRESENTED TO
THE TOWNSHIP COMMITTEE AT A MEETING
HELD ON April 20, 2022

SEE SCHEDULE 22-04B ATTACHED

A resolution was passed by the Township Committee for the payment of the vouchers listed on Schedule 22-04B attached.

Al Ferro, Mayor

Chris Morris, Deputy Mayor

Eric Davis, Committeeman

Michael McLaughlin, Committeeman

Tara Zabrosky, Committeewoman

Attest: _____
Kathleen Hart
Municipal Clerk

TOWNSHIP OF MILLSTONE
RESOLUTION NO. 22-100
April 20, 2022

BE IT RESOLVED by the Township Committee of the Township of Millstone that the vouchers listed on Schedule 22-04B, April 20, 2022, Consolidated Bill List, and the vouchers listed below as Schedule 22-04B S, Supplement to Consolidated Bill List, as presented by the Township Treasurer, Amanda Salerno, to be paid from existing appropriations.

CURRENT FUND

TOTAL CURRENT FUND: \$ 188,523.61

SCHEDULE 22-04B S

PAYROLL FUND

TOTAL PAYROLL TRUST FUND \$ 5,494.00

GENERAL CAPITAL FUND

TOTAL GENERAL CAPITAL FUND \$ 0.00

GRANT FUND

TOTAL GRANT FUND \$ 372.38

RESERVE TRUST FUND

TOTAL RESERVE TRUST FUND \$ 10,612.83

BASIN MAINTENANCE TRUST

TOTAL BASIN MAINTENANCE TRUST \$ 0.00

SHADE TREE TRUST

TOTAL SHADE TREE TRUST \$ 0.00

COAH TRUST FUND

TOTAL COAH TRUST FUND \$ 0.00

OPEN SPACE FARMLAND TRUST FUND

TOTAL OPEN SPACE FARMLAND TRUST FUND \$ 0.00

MUNICIPAL DRUG ALLIANCE FUND

TOTAL MUNICIPAL DRUG ALLIANCE FUND \$ 0.00

VETERAN'S MEMORIAL TRUST FUND

TOTAL VET MEMORIAL TRUST FUND \$ 0.00

RECREATION TRUST FUND (DEDICATION BY RIDER)

TOTAL RECREATION TRUST FUND \$ 4,232.40

ANIMAL CONTROL TRUST FUND

TOTAL DOG TRUST FUND \$ 238.04

TOTAL FOR ALL FUNDS \$ 209,473.26

ESCROW

DEVELOPERS ESCROW ACCOUNT UNDER \$5,000

TOTAL DEVELOPERS ESCROW UNDER \$5,000 \$ 4,413.85

DEVELOPERS ESCROW ACCOUNT OVER \$5,000

TOTAL DEVELOPERS ESCROW OVER \$5,000 \$ 1,666.50

TOTAL FOR ESCROW \$ 6,080.35

RESOLUTION WAS OFFERED BY COMMITTEEPERSON MCLAUGHLIN
AND MOVED ITS ADOPTION;
MOTION WAS SECOND BY DEPUTY MAYOR MORRIS
RESOLUTION WAS ADOPTED ON THE FOLLOWING ROLL CALL VOTES:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro

NAYS: None

ABSTAIN: None

ABSENT: C/Zabrosky

RESOLUTION NO. 22-101
ADOPTION DATE: 04-20-2022

**RESOLUTION IN SUPPORT OF THE ABILITY OF MUNICIPALITIES TO
ADOPT REGULATIONS TO PROTECT PUBLIC HEALTH, SAFETY, AND
WELFARE FROM THREATS OF FLOODING**

C/McLaughlin offered the following Resolution and moved its adoption which was seconded by DM/Morris.

WHEREAS, in recent years, residents have experienced more frequent and severe storms, which have caused increased flooding and flood damage in the municipality; and

WHEREAS, the increase of flooding events and flood damage threatens the public health, safety, and welfare, imposes economic damages to residents, and taxes municipal services that are forced to respond to increased flooding; and

WHEREAS, pursuant to N.J.A.C. 7:8-1.5(a), municipalities are permitted to impose additional or more stringent stormwater management requirements than the model ordinance promulgated by the New Jersey Department of Environmental Protection (“NJDEP”); and

WHEREAS, each municipality has unique situations that may require additional or more stringent regulations in order to be in full compliance with the controlling state and federal statutes, regulations, and permits, and in order to protect their residents from threats of flooding and flooding related damage; and

WHEREAS, the New Jersey Department of Community Affairs is considering proposed regulations that would further curtail a municipality’s ability to protect its residents from the threat of flooding and flood related damage; and

WHEREAS, the Environmental Commission of the Township of Millstone supports adoption of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Millstone Township Committee that it supports regulations that provide flexibility to municipalities to adopt additional and/or more stringent stormwater regulations, in order to allow municipalities to protect its residents from threats of flooding and flood damage.

BE IT FURTHER RESOLVED, that the Millstone Township Committee opposes the continuation of any Residential Site Improvement Standard regulations that would limit a municipality’s ability to establish more protective flood prevention and stormwater management regulations than the model ordinances promulgated by the NJDEP.

BE IT FURTHER RESOLVED, that the Millstone Township Committee requests the Governor and the state legislature take action to ensure that the Residential Site

Improvement Standards do not limit a municipality's ability to protect its residents from the threat of flooding.

BE IT FURTHER RESOLVED, that the Millstone Township Committee requests the NJDEP to take whatever legal action available to ensure that a municipality's ability to protect its residents from flooding is not in any way impeded or restricted.

ROLL CALL:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro

NAYS: None

ABSTAIN: None

ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of April 20, 2022.

KATHLEEN HART, RMC
Township Clerk

RESOLUTION NO. 22-102
ADOPTION DATE: 04-20-2022

**RESOLUTION GRANTING A PERPETUAL, CONDITIONAL LICENSE TO
OWNER(S) OF BLOCK 47.02, LOT 2 TO CONSTRUCT DRIVEWAY ACROSS
DRAINAGE EASEMENT**

C/McLaughlin offered the following Resolution and moved its adoption which was seconded by DM/Morris.

WHEREAS, Dale Clickner is the owner of the premises known as 80 Paint Island Spring Road, (hereafter referred to as “Owner”) which is also known as Block 47.02, Lot 2 on the Tax Map of the Township of Millstone, County of Monmouth, State of New Jersey, (hereafter referred to as “premises”); and

WHEREAS, Owner applied to the Township’s Zoning Board of Adjustment (“ZBA”) to construct a 1,200 s.f. detached garage on the premises (Application Z 21-06); and

WHEREAS, the ZBA granted the application in a Resolution adopted March 23, 2022, which Resolution contained a number of conditions, and a copy of which Resolution is attached hereto (hereafter “ZBA Resolution”); and

WHEREAS, condition 10 of the ZBA Resolution reads: “The Applicant shall obtain approval from the Township of Millstone for the proposed construction of the driveway in the Township Easement.”; and

WHEREAS, the Township has consulted with the Township Engineer and the Department of Public Works and has determined that the construction of the proposed gravel driveway across the drainage easement as depicted in the attached Variance Sketch for Lot 2, Block 47.02, prepared by Donna M. Bullock, PE of Crest Engineering Associates, Inc., dated 6/29/21, revised 9/24/21, revised 1/5/22, will not deleteriously affect the intent and purpose of the drainage easement.

NOW, THEREFORE, BE IT RESOLVED that the Owner(s) and his/their successors and assigns to the premises is/are granted a perpetual, conditional license to construct, maintain and use a gravel driveway across the drainage easement in the location shown on the Variance Sketch for Lot 2, Block 47.02, prepared by Donna M. Bullock, PE of Crest Engineering Associates, Inc., dated 6/29/21, revised 9/24/21, revised 1/5/22, subject to each of the following conditions:

- 1.) All real estate taxes, assessments and other Township charges shall not be in arrears,
- 2.) Compliance with the ZBA Resolution and with all conditions, stipulations and representations made during the application/approval process as to ZBA Application Z 21-06.
- 3.) The driveway as constructed over the drainage easement shall:
 - a.) Adhere to the location referenced above,
 - b.) Shall not be greater than 12 feet wide,
 - c.) Shall be gravel,
 - d.) Shall not be greater than 6 inches in depth.

BE IT FURTHER RESOLVED that in the event the Township shall need access to the area below the driveway, within the drainage easement area, it reserves its right, in its sole discretion, to disturb/dig up the driveway for such period of time reasonably required for the Township to accomplish its purposes related to the drainage easement; and that the Township shall restore the driveway in as reasonably as possible to the condition the driveway was in just prior to the Township exercising its reservation of rights herein.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy shall be distributed to:

- 1.) Jared Pape, Esq., attorney to Owner.
- 2.) Danielle B. Sims, Township ZBA Secretary
- 3.) Matt Shafai, Township Engineer,
- 4.) Kevin Abernethy, Township Administrator,
- 5.) Brian J. Chabarek, Esq., Township Attorney

ROLL CALL:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro

NAYS: None

ABSTAIN: None

ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of April 20, 2022.

KATHLEEN HART, RMC
Township Clerk

RESOLUTION

of the

ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF MILLSTONE

GRANTING BULK VARIANCE

**APPLICANT: DALE CLICKNER
BLOCK 47.02, LOT 2
APPLICATION #: Z21-06**

WHEREAS, Dale Clickner is the owner of the premises known as 80 Paint Island Spring Road, which is also known as Block 47.02, Lot 2 on the Tax Map of the Township of Millstone, County of Monmouth, State of New Jersey, hereafter referred to as “premises”; and

WHEREAS, the property is located in the R-80 Rural Residential Zone; and

WHEREAS, applicant has revised their plans and has applied to the Zoning Board of Adjustment to construct a detached 1,200 sq. ft. (30’ x 40’) detached garage in the Northwest corner of the lot for the purpose of storing collector cars. As a result, the applicant requires the following relief:

1. Variance from Section 4-9.11, which permits a maximum accessory structure of 900 sq. ft., where the applicant proposes 1,200 sq. ft.
2. Lot Coverage Variance, which permits a maximum coverage of 20%, where applicant proposes 23.8%.

WHEREAS, a review of the notices and publications indicates that the Board has jurisdiction to hear this application; and

WHEREAS, public hearings were held on December 9, 2021 and February 23, 2022; and

WHEREAS, the applicants have produced sworn testimony of Dale Clickner, Jr., Allison Coffin, PP and Donna M. Bullock, PE and the following exhibits were submitted with the application, reviewed by the Board and shall be considered marked as in evidence as follows:

- A-1 Jurisdictional Packet
- A-2 Application dated 8-3-21
- A-3 Variance Sketch prepared by Crest Engineering dated 6-29-21, revised 9/24/21
- A-4 Survey of Property prepared by Crest Engineering dated 4-16-21
- A-5 Aerial Map prepared by Crest Engineering dated 6-29-21
- A-6 Site Display 12-7-21
- A-7 Variance Sketch, prepared by Crest Engineering, 2 sheets, dated 6-29-21, revised 9-24-21, revised 1-5-22
- A-8 Site Display dated 1-5-22
- A-9 Correspondence from Jared Pape, Esq. dated 1/12/22

WHEREAS, the Board has reviewed the testimony of its professionals; and

WHEREAS, the Zoning Board has also marked the following Board Exhibits and they shall be considered marked as in evidence as follows:

- BOA-1 Engineer's Report dated 10-18-21
- BOA-2 Planner's Report dated 4-30-21
- BOA-3 Engineer's Report revised dated 1-24-22
- BOA-4 Planner's Report revised dated 1-26-22
- BOA-5 Completeness Determination 10-15-21 (requests for extension put on record at meeting)

WHEREAS, no members of the public appeared on this application; and

WHEREAS, the Zoning Board of the Township of Millstone having considered all evidence, exhibits, and testimony presented and makes the following findings of facts and conclusions of law:

1. The Board has jurisdiction to hear and decide this application.
2. The taxes on said premises are paid and current.

3. The said premise is located in the R-80 Rural Residential Zone District as established by the Land Use Ordinance of the Township of Millstone.
4. The Board finds that the applicant has satisfied its burden of proof pursuant to N.J.S.A. 40:55-D-1 et seq., upon the meeting of certain conditions.
5. The applicant has requested the following variance:
 - a. Variance from Section 4-9.11, which permits a maximum accessory structure of 900 sq. ft., where the applicant proposes 1,200 sq. ft.
 - b. Lot Coverage Variance, which permits a maximum coverage of 20%, where applicant proposes 23.8%.
6. The applicant requires a variance for exceeding the maximum permitted size of an accessory structure by 300 sq. ft. The Board finds that the site can accommodate the additional sq. footage. The site is not being overly developed, as the lot is still under the maximum permitted building coverage requirements. Further, due to the location of the garage, the Northwest corner, the garage will be shielded substantially from the surrounding property owners and is located approximately 120 ft. from the nearest neighbor's home.
7. With respect to the negative criteria, the applicant has provided a landscaping plan to mitigate any view of the proposed garage. The applicant has also agreed to add additional landscaping, as directed by the Board's Engineer, and set forth in this Resolution, to further mitigate any negative impact associated with the detached garage. The Board finds that the additional 300 sq. ft. will not have a substantial negative impact on the Master Plan or Zoning Ordinances, as the applicant is providing sufficient buffer to reduce the view of the detached structure.

8. As a result, the Board finds that the applicant has satisfied their burden for the variance for the size and accessory structure.
9. With respect to the lot coverage deviation, the majority of the lot coverage on the site is due to the circular driveway, as well as the driveway which provides access to the rear of the garage. By placing the garage in the rear of the property to mitigate view, the applicant is required to extend the driveway to the rear of the property, which creates this impervious coverage variance. The Applicant has agreed to install a rain garden to mitigate any excess runoff as a result of the additional impervious coverage. The Board finds that in balance, placing the garage in the rear of the property is a substantial benefit to the neighborhood and that the additional driveway area which creates the impervious coverage variance is not a substantial detriment to the Master Plan, zoning ordinance or the surrounding properties. As such, the Board finds that the applicant has satisfied the positive and negative criteria for the variance for the impervious coverage variation.
10. As a result of the above, the Board finds that the applicant has satisfied the criteria for approval of both variances for the proposed 1200 sq. ft. detached garage, subject to the conditions contained in this Resolution.
11. The Board also finds that based on the proofs provided by the applicant, the Board concludes that the requested variance is justified because it will further the purposes of the Municipal Land Use Law, the benefits of granting the variance will substantially outweigh any detriment and the deviation will have no substantial negative impact on the adjoining property owners or on the prevailing character of the neighborhood.
12. One of the objectives of Zoning is to improve properties if it can be done without detriment to the adjoining property owners. In this case, there will be an improvement to the property

with no detriment to the adjoining property owners. The Zoning Board further concludes that the requested variance can be granted without substantial detriment to the public good and will not impair the intended purpose of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that this resolution serves as a memorialization of the Board's decision to grant Bulk Variance for Dale Clickner on February 23, 2022, subject to the conditions as follows:

1. Applicant shall obtain all state, county and local government approvals as required by law.
2. Applicant shall pay all professional fees, including attorney, engineering and planning fees, incurred by the Zoning Board of the Township of Millstone in connection with the application and no further improvements shall be granted by the Zoning Board and no permits, including building permits and certificates of occupancy shall be issued to the applicant until such payment is made.
3. The approval is subject to the accuracy and completeness of the submissions, statements, exhibits, and other testimony filed with, or offered to, the Board in connection with this application, all of which are incorporated by reference and specifically relied upon the Board in granting this approval. The condition which shall be deemed satisfied unless and until the Board determines (on Notice to the Applicant) that a breach hereof has occurred.
4. No taxes or assessments for local improvements shall be due or delinquent on the subject property.
5. The Applicant shall revise the plans to add landscaping to the West of the proposed garage to reduce view from East Pine Branch Road. The additional landscaping is subject to review and approval by the Board Engineer.

6. The Applicant shall review the plans to provide a rain garden which is subject to review and approval by the Board Engineer.
7. The Applicant is permitted to have electric and gas in the garage, but is prohibited from having any plumbing in the garage.
8. The Applicant is prohibited from using the garage for any commercial use and is prohibited from renting the garage to third parties and is prohibited from being used for living space.
9. The Applicant shall confirm that the shingles and sidings of the detached garage shall match the material and color of the house.
10. The Applicant shall obtain approval from the Township of Millstone for the proposed construction of the driveway in the Township Easement.
11. The driveway shall be made of clean stone, not from millings.
12. The Applicant is required to comply with Section 3-2.9 of Land Use Ordinances of the Township of Millstone entitled “Expiration of Variance” which provides:

a. Any approved variance from the terms of this Chapter hereafter granted by the Zoning Board of Adjustment pursuant to either N.J.S.A. 40:55D-70c. or d. of the Municipal Land Use Law shall expire within twelve (12) months of the adoption of the resolution memorializing such approval unless construction of each and every structure within the subject development has commenced within the twelve (12) month time period, except in accordance with the following:

1. Any variance granted by the Board of Adjustment pursuant to N.J.S.A. 40:55D-70c. or d. of the Municipal Land Use Law which was approved in conjunction with an approval by the Board of a site plan or subdivision shall not be subject to the twelve (12) month expiration time period, but shall be governed by the applicable provisions within Article 6 of the Municipal Land Use Law.
2. The twelve (12) month expiration time period may be extended by the Board of Adjustment for an

additional six (6) months upon application to the Board and a showing of good cause by the applicant. An application for an extension of time must be filed with the Board of Adjustment within eighteen (18) months from the adoption of the resolution memorializing the approval of the subject variance.

3. In the instance of an appeal from an approval of a variance by the Board of Adjustment to either the Township Committee, if permitted, or to the Superior Court, the expiration time period shall be tolled until the appeal is adjudicated.

b. In the instance where an applicant elects to submit a separate application for a variance pursuant to N.J.S.A. 40:55D-70d. and a subsequent application for any required approval of a subdivision, site plan or conditional use, the subsequent application for the subdivision, site plan and or conditional use shall be filed with the resolution memorializing the approval of the subject variance or the subject variance shall be deemed to have expired.


BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to send a certified copy of this Resolution to the applicant, the Township Clerk, Engineer and Assessor and shall make same available to all other interested parties; and that the Board Secretary and/or the applicant is hereby authorized and directed to cause a Notice of this decision to be published in the official newspaper at the applicant's expense.

3/23/2022
Dated


MICHAEL NOVELLINO, CHAIRMAN

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Zoning Board of the Township of Millstone at a meeting held on March 23, 2022.


DANIELLE B. SIMS, SECRETARY
Zoning Board of the Township of Millstone

The Vote on the Motion
To approve this application:

YES: Chairman Novellino
Mr. Barthelmes
Mr. Conoscenti
Mr. Ferrara
Mr. Lambros
Mr. Morelli
Mr. Mostyn

NO: ----

ABSTAIN: ----

The Vote on the Resolution of
Memorialization was as follows:

YES: Chairman Novellino
Mr. Barthelmes
Mr. Conoscenti
Mr. Ferrara
Mr. Lambros
Mr. Morelli

NO: ----

ABSTAIN: ----

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P., CPWM
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S.

October 18, 2021

Zoning Board of Adjustment
Millstone Township
470 Stage Coach Road
Millstone, NJ 08510

**Re: Clickner Bulk Variance
80 Paint Island Spring Road
Block 47.02, Lot 13 (Z 21-06)
Our File: MSBA 21-13**

Dear Board Members:

Our office has received and reviewed bulk variance application with the above referenced project and reports the following:

1. Documents Received

- A. “Variance Sketch” drawing consisting of two (2) sheets prepared by Donna Bullock, P.E., of Crest Engineering Associates, Inc., dated June 29, 2021 revised on September 24, 2021.
- B. “Site Aerial Map” consisting of one (1) sheet prepared by Crest Engineering Associates, Inc., dated June 29, 2021 with no revisions.
- C. One (1) sheet “Survey of Property” prepared by Daniel P. Hundley, P.L.S., of Crest Engineering Associates, Inc. dated April 16, 2021 with no revisions.
- D. Five (5) sheets of Architectural Plans prepared by PPB Inc., (Pioneer Pole Buildings, Inc.) dated September 3, 2021 with no revisions.

2. Zoning and Site Analysis

- A. The subject property is known as Block 47.02, Lot 13 consisting of 1.11 acres (48,665 square feet). The property has frontage on Paint Island Spring Road. The site currently contains a two-story single-family dwelling with attached garage, deck, in-ground pool, gazebo and a shed.

- B. The Applicant is proposing a 32' x 50.25' (1,608 square feet) detached 4-car garage. *Other uses of this garage should be addressed.*
- C. The property is located in the R-80 (Rural Residential) Zone District. Single family use is permitted in this Zone.
- D. The Ordinance Section 4-9.11 prohibits accessory structures greater than 900 square feet. The Applicant is proposing 1,608 square feet. **A VARIANCE IS REQUIRED.**
- E. The Ordinance Section 4-9.3 prohibits accessory building heights greater than 16 feet. The Applicant is proposing 18 feet. **A VARIANCE MAY BE REQUIRED.** It should also be noted that the ordinance permits the height to be increased to 20 feet if the proposed structure is not higher than the principal structure and it is architecturally compatible with the principal structure.
- F. The Ordinance 4-9.11.d, requires any detached garage proposed in the side or rear yards, visible from the public street, to be architecturally consistent to the principal residence including siding and roofing materials and color. The Applicant should address this. **A VARIANCE MAY BE REQUIRED.**
- G. The Ordinance permits a maximum building coverage of 10%. The existing building coverage is 6.7%, (we calculate 6.9%). The Applicant is proposing 10.6%, (we calculate 10.2%). **A VARIANCE IS REQUIRED.**
- H. The Ordinance permits a maximum lot coverage of 20%. The existing lot coverage is 20.8%. The Applicant is proposing 27.7%, (we calculate 28.8%). **A VARIANCE IS REQUIRED.**

3. **General Review Comments**

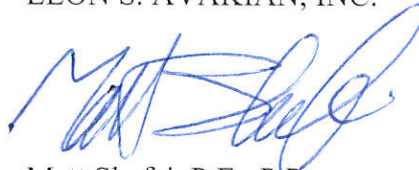
- A. The site plan indicates a proposed 32' x ~~50.25'~~ garage. The Architect's plan shows 30' x 52'. This should be corrected.
- B. The plan shows a proposed "drywell" for the building roof drains. The newly adopted stormwater ordinance requires a "Rain Garden" (green structure) capturing the flow from the roof and driveway, (2,500 gallons required).

- C. The Applicant should provide calculations for existing lot coverage.
- D. The Applicant should confirm the following items noted on the plans.
 - 1) The only utility connection proposed is an underground electric service.
 - 2) Proposed garage will not have an attic.

Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E., P.P.
Board Engineer

MMS:mcs
cc: McKinley Mertz, P.P., Board Planner
Greg Vella, Esq., Board Attorney
Donna M. Bullock, P.E., Crest Engineering
Dale Clickner, Applicant
MS/BA/21/21-13a

TO: Millstone Township, Zoning Board of Adjustment

FROM: M. McKinley Mertz, PP, AICP, LEED Green Associate

RE: Dale Clickner
80 Paint Island Spring Road
Block 47.02 Lot 2
Z21-06
Bulk Variance

DATE: November 30, 2021

As requested, we have reviewed the following application materials:

- Township of Millstone Land Development Application with associated checklists, dated August 4, 2021;
- 1-sheet Survey of Property, prepared by Crest Engineering Associates, Inc., dated April 16, 2021;
- 1-sheet Site Aerial Map, prepared by Crest Engineering Associates, Inc., dated August 29, 2021;
- 2-sheet Variance Sketch, prepared by Crest Engineering Associates, Inc., dated June 29, 2021 and revised through September 24, 2021; and
- 3-sheet set building plans, prepared by Pioneer Pole Buildings, Inc., dated September 3, 2021

Property Description

The subject property is an irregularly shaped property known as Lot 2 in Block 47.02 on Paint Island Spring Road in the R-80 Rural Residential Zone of the Township. The property is 1.11 acres (48,665 square feet) and is developed with a 2-story single-family dwelling with an attached two-car garage, a 160 square-foot shed, a 32 square-foot gazebo, a deck, inground pool, and various associated improvements including a u-shaped driveway and walkways. A 20-foot drainage easement traverses the property from its western property line to the northeast.

Project Proposal

The applicant is proposing to construct a detached four-car garage measuring 1,608 square feet (32' x 50.25') in the northwest corner of the lot. The building is proposed to be 20 feet tall and is intended to house the applicant's "unique cars" as well as lawn maintenance equipment. A new 12-foot-wide gravel driveway is proposed to extend from the existing u-shaped driveway. A new fence is proposed across the new driveway and will connect with the existing deck. No changes are proposed to the principal dwelling or other accessory structures at this time.

Aerial Map of Subject Property



Zoning

The subject property is located within the R-80 Rural Residential Zone where single-family dwellings and accessory structures are permitted. The following table outlines the bulk standards applicable to this project:

R-80 Bulk Standards			
	Required	Existing	Proposed
General			
Min. Lot Area	80,000 sf	48,665 sf (ENC)	No Change
Min. Lot Width	200 ft	286.9 ft	No Change
Min. Lot Frontage	200 ft	338.11 ft	No Change
Max. Lot Coverage	20%	20.8% (ENC)	27.7% (V)
Max. Building Coverage	10%	6.7%	10.6% (V)
Principal Structure			
Min. Front Yard Setback	50 ft	50.2 ft	No Change
Min. Rear Yard Setback	50 ft	74.3 ft	No Change
Min. Single Side Yard Setback	30 ft	57.4 ft	No Change
Min. Combined Side Yard Setback	60 ft	136.6 ft	No Change
Max. Building Height	35 ft / 2 stories	< 35 ft / 2 stories	No Change
Accessory Buildings			
<u>Existing Shed</u>			
Min. Side Yard Setback	15 ft	17.2 ft	No Change
Min. Rear Yard Setback	20 ft	N/A	N/A
Max. Building Height	16 ft	Unknown	No Change
Max. Building Size	900 sf	162 sf	No Change
<u>Existing Gazebo</u>			
Min. Side Yard Setback	15 ft	< 15 ft	No Change
Min. Rear Yard Setback	20 ft	< 20 ft	No Change
Max. Building Height	16 ft	Unknown	No Change
Max. Building Size	900 sf	32 sf	No Change
<u>Proposed Garage</u>			
Min. Side Yard Setback	15 ft	N/A	15 ft
Min. Rear Yard Setback	20 ft	N/A	20 ft
Max. Building Height	16 ft	N/A	20 ft See planning comment
Max. Building Size	900 sf	N/A	1,800 sf (V)

ENC = Existing nonconforming condition
 V = New Variance Required

VariANCES Required

1. Ordinance Section 35-5-8.4 – Lot Area – A minimum lot are of 80,000 square feet is required where 48,665 square feet is existing. This is an existing nonconforming condition that is not proposed to change as a result of this application.
2. Ordinance Section 35-5-8.4 – Lot Coverage – A maximum lot coverage of 20% is permitted where 20.8% is existing and 27.7% is proposed. This is an existing nonconforming condition that is being exacerbated by this application.
3. Ordinance Section 35-5-8.4 – Building Coverage – A maximum building coverage of 10% is permitted, where 6.7% is existing and 10.6% is proposed.
4. Ordinance Section 35-4-9.11 – Accessory Building Size Restrictions – On a lot that is at least one acre in size but not greater than 3 acres, a maximum of 900 square feet is permitted for any single accessory building and no more than 1,800 square feet for all accessory buildings combined. The applicant is proposing a single 1,800 square-foot accessory building. There are two other existing accessory structures on the site, one at 163 square feet the other at 32 square feet, resulting in a total square footage for accessory structures of 1,995 square feet.

Planning Comments

1. The applicant requires c-variance relief for this application. The applicant shall provide variance testimony that demonstrates how the requests for relief may be granted based on one of the standards provided in the MLUL at N.J.S.A. 40:55D-70c:
 - a. Positive Criteria:
 - i. The c(1) "hardship" standard, which focuses on the particulars of the property size, shape, topography, or other characteristics that may cause a hardship. We note that hardship is related to the particulars of the property, and not a personal or financial situation the applicant is facing.
 - ii. The c(2) "broad c" standard, which requires a finding that the proposed variance relief furthers the purposes of the MLUL and shows that benefits of granting the variance substantially outweigh the detriments.
 - b. Negative Criteria:
 - i. The applicant must also satisfy the two-prong test of the negative criteria and demonstrate that the variance can be granted without substantial detriment to the public good and without causing substantial detriment to the zone plan.

- ii. The applicant's testimony regarding the negative criteria should address any potential impacts that the proposed variances may have on the neighborhood, as well as how the proposed development is consistent with, or in potential conflict with, both the zoning ordinance and the Master Plan of the Township.
2. Pursuant to §35-4-9.3, the applicant shall provide additional information regarding the height and aesthetics of the garage. The applicant shall clarify the proposed height of the garage as the architectural plans identify a height of 17 feet - 8 11/16 inches, and the bulk schedule on the site plans identifies a height of 20 feet. The applicant may only exceed 16 feet in height if the following two standards are met:
 - a. The accessory building is not higher than the principal building
 - b. The accessory building is architecturally compatible with the principal building
3. As the applicant is already over the permitted lot coverage, the applicant shall testify to the need for additional excessive lot coverage. Testimony shall also be provided regarding and considerations and/or opportunities to reduce the lot coverage, whether by reducing the size of the garage or by eliminating other impervious surfaces on the site.
4. Will the garage have a habitable attic space?
5. The applicant shall testify to any exterior lighting proposed for the garage or new driveway and confirm any lighting will be shielded to prevent glare into neighboring properties.
6. The applicant shall provide testimony regarding the proposed fence and confirm conformance with §35-4-9.12 "Fences"
 - a. No fence shall be higher than 6 feet in a side / rear yard and 4 feet in front yards.
 - b. All fencing shall be 50% open.
7. The applicant shall provide testimony pertaining to the existing drainage on the property and whether any changes proposed as part of this application.

Should you have any questions regarding the above memo, please don't hesitate to reach out.

January 24, 2022

Zoning Board of Adjustment
Millstone Township
470 Stage Coach Road
Millstone, NJ 08510

**Re: Clickner Bulk Variance
80 Paint Island Spring Road
Block 47.02, Lot 13 (Z 21-06)
Our File: MSBA 21-13**

Dear Board Members:

Our office has received and reviewed revised plans for the above referenced project and reports the following:

1. Documents Received

- A. "Variance Sketch" drawing consisting of two (2) sheets prepared by Donna Bullock, P.E., of Crest Engineering Associates, Inc., dated June 29, 2021 revised on January 5, 2022.
- B. "Site Aerial Map" consisting of one (1) sheet prepared by Crest Engineering Associates, Inc., dated June 29, 2021 with no revisions.
- C. One (1) sheet "Survey of Property" prepared by Daniel P. Hundley, P.L.S., of Crest Engineering Associates, Inc. dated April 16, 2021 with no revisions.
- D. Five (5) sheets of Architectural Plans prepared by PPB Inc., (Pioneer Pole Buildings, Inc.) dated December 21, 2021 with no revisions.
- E. "Site Display" Plan consisting of one (1) sheet prepared by Crest Engineering Associates, Inc., dated January 5, 2022.

2. Zoning and Site Analysis

- A. The subject property is known as Block 47.02, Lot 13 consisting of 1.11 acres (48,665 square feet). The property has frontage on Paint Island Spring Road. The site currently contains a two-story single-family dwelling with attached garage, deck, in-ground pool, gazebo and a shed.
- B. The Applicant is proposing a 30' x 40' (1,200 square feet) detached 3-car garage. *Proposed uses of this garage should be addressed.*
- C. The property is located in the R-80 (Rural Residential) Zone District. Single family use is permitted in this Zone.
- D. The Ordinance Section 4-9.11 prohibits accessory structures greater than 900 square feet. The Applicant is proposing 1,200 square feet. **A VARIANCE IS REQUIRED.**
- E. The Ordinance Section 4-9.3 prohibits accessory building heights greater than 16 feet. The Applicant is proposing 17.72 feet. **A VARIANCE IS REQUIRED.** It should also be noted that the ordinance permits the height to be increased to 20 feet if the proposed structure is not higher than the principal structure and it is architecturally compatible with the principal structure.
- F. The Ordinance 4-9.11.d, requires any detached garage proposed in the side or rear yards, visible from the public street, to be architecturally consistent to the principal residence including siding and roofing materials and color. The Applicant should address this. **A VARIANCE IS REQUIRED.** The Applicant is proposing six (6) holly trees to buffer the proposed garage from the street.
- G. The Ordinance permits a maximum building coverage of 10%. The existing building coverage is 6.7%. The Applicant is now proposing 9.2% which meets the ordinance.
- H. The Ordinance permits a maximum lot coverage of 20%. The existing lot coverage is 20.8%. The Applicant is proposing 23.8%. **A VARIANCE IS REQUIRED.** The Applicant is proposing to remove 848 S.F. of concrete that was within the existing drainage easement.

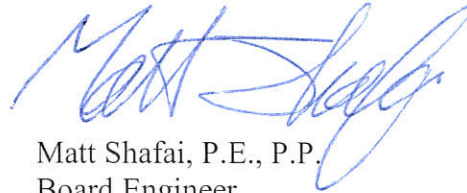
3. General Review Comments

- A. The Applicant is proposing a Rain Garden to satisfy the Township's 2021 Green Infrastructure Stormwater Management Ordinance.

Should you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E., P.P.
Board Engineer

MMS:mcs

cc: McKinley Mertz, P.P., Board Planner

Greg Vella, Esq., Board Attorney

Jared Pape, Esq.

Donna M. Bullock, P.E., Crest Engineering

Dale Clickner, Applicant

MS/BA/21/21-13b

TO: Township of Millstone, Zoning Board of Adjustment

FROM: M. McKinley Mertz, PP, AICP, LEED Green Associate

RE: Dale Clickner
80 Paint Island Spring Road
Block 47.02 Lot 2
Z21-06
Bulk Variance

DATE: January 26, 2022 – revised memo

As requested, we have reviewed the following revised application materials:

- 2-sheet Variance Sketch, prepared by Crest Engineering Associates, Inc., dated June 29, 2021 and revised through January 5, 2022 and received by our office January 20, 2022; and

Property Description

See our memo dated November 30, 2021 for additional information.

Application Changes

In response to comments from the Board at the December 9, 2021 hearing, the applicant has submitted revised drawings. A summary of the changes are as follows:

- Applicant has reduced the proposed garage from 1,800 sf to 1,200 sf – **still requires variance relief as 900 sf is the maximum**
 - For reference – a 1,200 sf accessory building would be permitted as of right on a parcel that is 6 acres or greater. The subject property is 1.1 acres (48,665 sf) – I believe Matt brought this up at the previous hearing
- Applicant has removed several concrete paths
- Applicant has reduced the width of the proposed gravel driveway from 12 feet to 9 feet
- Applicant is maintaining both the 160 sf shed and 32 sf gazebo
- Lot Coverage is now proposed as 23.8% when it was previously proposed at 27.7% - **still requires variance relief as 20% is the maximum**
- Building Coverage was reduced from 10.6% to 9.2% - a variance is **no longer required** for this condition as 10% is the maximum
- Applicant is now proposing 6 Nellie Steven Hollies on either side of the proposed gravel driveway in front of the existing fence line
 - Nellie Steven Hollies are evergreen planting that can grow to about 15 to 25 feet in height with a mature width of 8 to 15 feet – a dense conical pyramidal form

Zoning

The below zoning chart identifies changes in the application from the previous submission.

R-80 Bulk Standards				
	Required	Existing	Previously Proposed	January 2022 proposed
General				
Min. Lot Area	80,000 sf	48,665 sf (ENC)	No Change	No Change
Min. Lot Width	200 ft	286.9 ft	No Change	No Change
Min. Lot Frontage	200 ft	338.11 ft	No Change	No Change
Max. Lot Coverage	20%	20.8% (ENC)	27.7% (V)	23.8% (V)
Max. Building Coverage	10%	6.7%	10.6% (V)	9.2%
Principal Structure				
Min. Front Yard Setback	50 ft	50.2 ft	No Change	No Change
Min. Rear Yard Setback	50 ft	74.3 ft	No Change	No Change
Min. Single Side Yard Setback	30 ft	57.4 ft	No Change	No Change
Min. Combined Side Yard Setback	60 ft	136.6 ft	No Change	No Change
Max. Building Height	35 ft / 2 stories	< 35 ft / 2 stories	No Change	No Change
Accessory Buildings				
<u>Existing Shed</u>				
Min. Side Yard Setback	15 ft	18.2 ft	No Change	No Change
Min. Rear Yard Setback	20 ft	N/A	N/A	No Change
Max. Building Height	16 ft	Unknown	No Change	No Change
Max. Building Size	900 sf	160 sf	No Change	No Change
<u>Existing Gazebo</u>				
Min. Side Yard Setback	15 ft	< 15 ft	No Change	No Change
Min. Rear Yard Setback	20 ft	< 20 ft	No Change	No Change
Max. Building Height	16 ft	Unknown	No Change	No Change
Max. Building Size	900 sf	32 sf	No Change	No Change
<u>Proposed Garage</u>				
Min. Side Yard Setback	15 ft	N/A	15 ft	No Change
Min. Rear Yard Setback	20 ft	N/A	20 ft	23.4 ft
Max. Building Height	16 ft	N/A	20 ft	Applicant to confirm
Max. Building Size	900 sf	N/A	1,800 sf (V)	1,200 sf (V)

ENC = Existing nonconforming condition
V = New Variance Required

Variations Required

1. Ordinance Section 35-5-8.4 – Lot Area – A minimum lot are of 80,000 square feet is required where 48,665 square feet is existing. This is an existing nonconforming condition that is not proposed to change as a result of this application.
2. Ordinance Section 35-5-8.4 – Lot Coverage – A maximum lot coverage of 20% is permitted where 20.8% is existing and 23.8% is proposed. This is an existing nonconforming condition that is being exacerbated by this application.
3. Ordinance Section 35-4-9.11 – Accessory Building Size Restrictions – On a lot that is at least one acre in size but not greater than 3 acres, a maximum of 900 square feet is permitted for any single accessory building and no more than 1,800 square feet for all accessory buildings combined. The applicant is proposing a single 1,200 square-foot accessory building. There are two other existing accessory structures on the site, one at 160 square feet (shed) the other at 32 square feet (gazebo), resulting in a total square footage for accessory structures of 1,392 square feet.

Planning Comments

1. The applicant shall respond to any unresolved questions from our previous memo.
2. The applicant requires c-variance relief for this application. Four variances were previously required; however, the applicant has amended the application to eliminate the building coverage variance. The applicant shall provide variance testimony that demonstrates how the requests for relief may be granted based on one of the standards provided in the MLUL at N.J.S.A. 40:55D-70c.
3. The applicant shall provide final clarification on the proposed height of the garage as the revised bulk chart simply states less than 20 feet where the architectural drawings note 17.7 feet.
4. The Board should consider if the proposed height is acceptable in relation to the aesthetics – i.e. is the aesthetic is compatible with the principal structure. If yes, the height variance is eliminated. If not, the variance remains.
5. The applicant has taken measures to reduce the lot coverage, bringing it closer to conformance. The Board will need to consider if what has been done is satisfactory to offset any potential negative impacts and review it in conjunction with the over-sized accessory structure variance

Should you have any questions regarding the above memo, please don't hesitate to reach out.

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P., CFWM
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S.

October 15, 2021

Ms. Linda Jacus, Board Secretary
Millstone Township Zoning Board
470 Stage Coach Road
Millstone, NJ 08510

Re: **Clickner Bulk Variance**
80 Paint Island Spring Road
Block 47.02 Lot 2 (Z21-06)
Our File: MSBA 21-13

Dear Ms. Jacus:

We have received and reviewed an application for the above referenced site. Based upon the submission, we find the application **COMPLETE** as submitted. Please schedule for the next available meeting.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Matt Shafai, P.E., P.P.
Board Engineer

MS:mcs

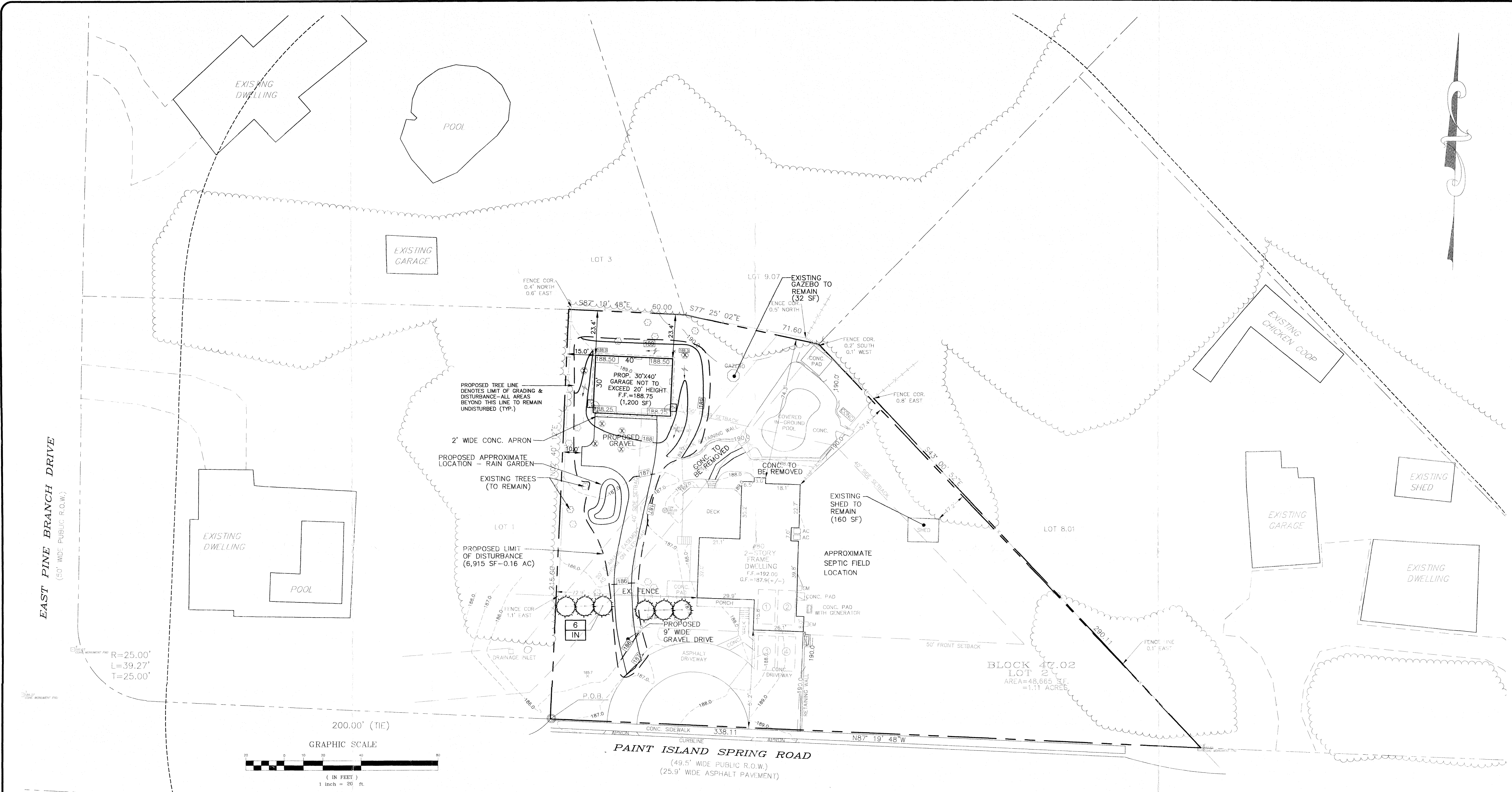
cc: Greg Vella, Esq., Board Attorney
McKinley Mertz, P.P., Board Planner
Donna Bullock, P.E., Crest Engineering
Dale Clickner, Applicant

MS/BA/21/21-13

PHONE (732) 922-9229

FAX (732) 922-0044

FILE COPY

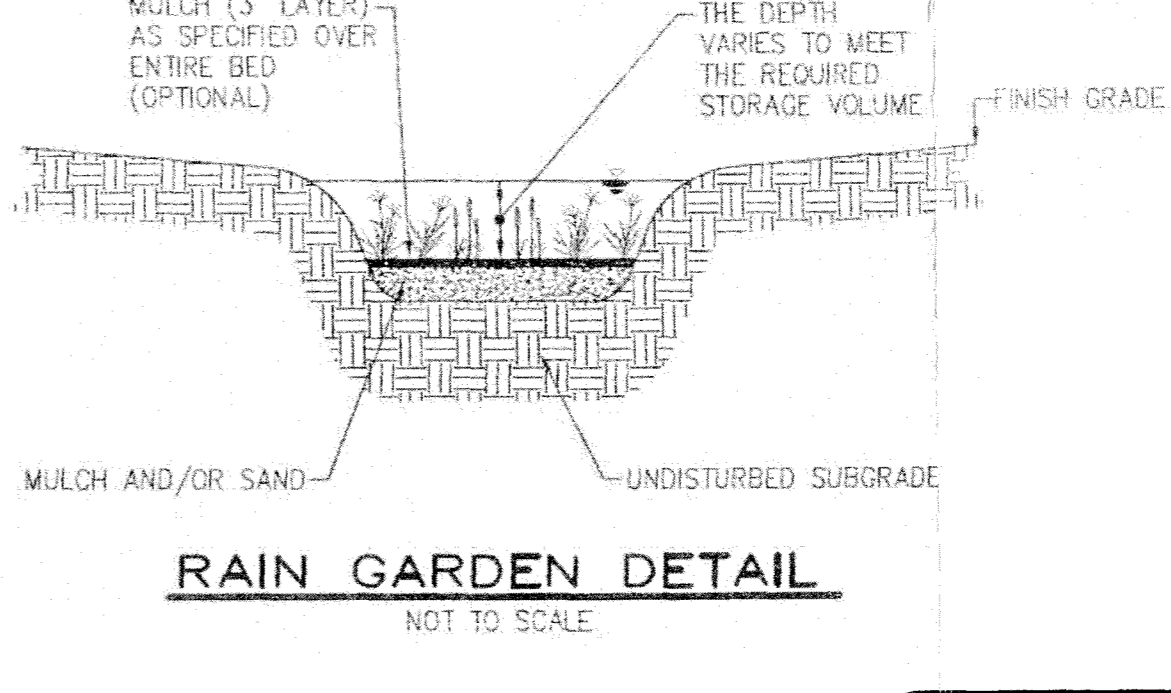
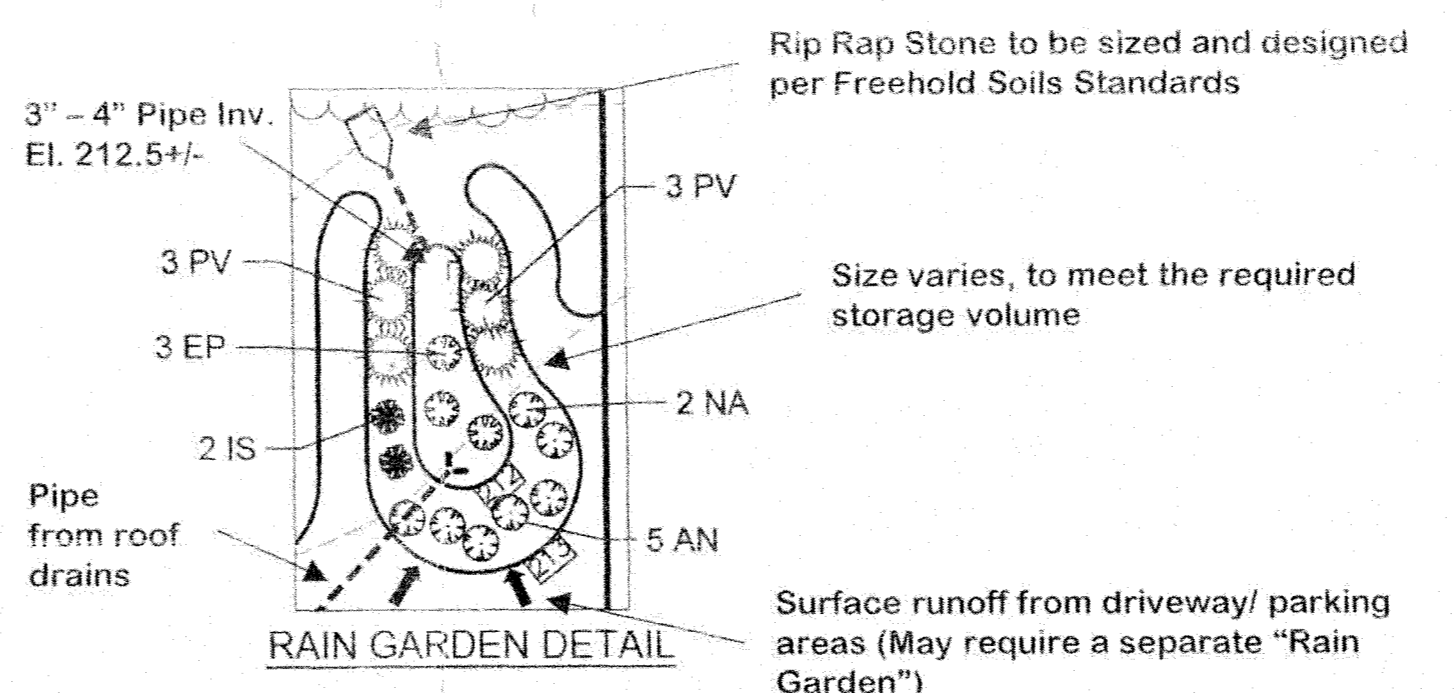


PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
	IN	6	ILEX ATTENUATA 'NELLIE STEVENS'	'NELLIE STEVENS' HOLLY	B & B	6-7'

EXISTING FEATURES		LEGEND		PROPOSED FEATURES	
EXIST. TREE CANOPY LINE		PROP. TREE CANOPY LINE		PROP. TREE CANOPY LINE	
EXIST. SANITARY MANHOLE		PROP. SURFACE FLOW DIRECTION		PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE		PROP. SILT FENCE	
EXIST. SPOT ELEVATION		PROP. SPOT ELEVATION		PROP. SPOT ELEVATION	
EXIST. WATER LINE		PROP. TOP CURB/GUTTER GRADE		PROP. TOP CURB/GUTTER GRADE	
EXIST. SANITARY SEWER		PROP. CONTOUR		PROP. CONTOUR	
EXIST. STORM SEWER		PROP. SANITARY SEWER MANHOLE		PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR		PROP. SANITARY SEWER		PROP. SANITARY SEWER	
EXIST. FENCE		PROP. STORM SEWER MANHOLE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/GUTTER GRADE		PROP. INLET		PROP. INLET	
		PROP. STORM SEWER		PROP. STORM SEWER	
		PROP. FLARED END SECTION		PROP. FLARED END SECTION	
		PROP. WATER LINE		PROP. WATER LINE	
		PROP. WATER VALVE		PROP. WATER VALVE	
		PROP. HYDRANT		PROP. HYDRANT	
		PROP. UTILITY POLE		PROP. UTILITY POLE	
EXISTING PARKING SPACES					

EXISTING TREES TO BE REMOVED WITH IN AREA OF DISTURBANCE:
X 6 - EXISTING TREES



NOTES:

- CLIENT/APPLICANT TO HAVE A TEST FIT PERFORMED AND SOIL PERMEABILITY DETERMINED TO ENSURE THAT THE UNDERLYING SOIL CONTENT IS SUITABLE FOR A RAIN GARDEN APPLICATION.
- BOTTOM OF RAIN GARDEN TO BE SUBGRADED WITH A COMBINATION OF ORGANIC MULCH AND 1" - 1 1/2" W/ RIBBED BELLAIR GRAVEL. LOCAL Boulders MAY ALSO BE ADDED FOR ACCENT AND INTEREST.
- THE PREFERRED AMENDED SOIL COMPOST MIXTURE SHALL BE AS FOLLOWS:
 50% SAND, 25% NATIVE TOPSOIL, AND 25% COMPOST.
- AMENDED SOIL MIXTURE TO BE PROVIDED TO AN 18" DEPTH WITH 6" OF TOP SOIL AND MULCH/GRAVEL ABOVE.
- RAIN GARDEN CAPACITY = 4130 C.F.

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE/ZONE
AN	5	ASTER NOVEA	NEW ENGLAND ASTER	3 GAL
EP	8	PANICUM VIRGATUM	SWITCH GRASS	3 GAL
PV	3	EDIMANDA 'PURPLE'	PURPLE COWSLIP	3 GAL
IS	2	IRS. SIBIRICA	SIBIRIAN IRS	3 GAL

Rain Garden Sizing Chart

Impervious Area (Square Feet)	Peak Flow (CFS)	Volume of Storage (Cubic Feet)	Volume of Storage (Gallons)
2000	0.16	171.82	1285.20
2200	0.18	189.00	1413.72
2400	0.19	206.18	1542.24
2500	0.20	214.77	1605.50
2600	0.21	223.36	1670.76

Formula: Peak Flow (CFS) = $\frac{Impervious\ Area \times Intensity}{1440}$
 Time of Concentration = 6 minutes
 Intensity = 3.5 in/hr for 2 year storm
 Runoff Volume V=QT
 T = 18 minutes

TYPICAL 2021 Green Infrastructure Stormwater Management Design For Single Family Dwellings*
 Millstone Township, NJ

NO.	DESCRIPTION	DATE	BY
1.	REV. PER ZONING BOARD COMMENTS OF 12/9/2021	1/5/22	DB
2.	REV. PER ENG. INCOMPLETENESS LTR DATED 9-8-2021	9/24/21	DB
		9/6	

CREST
 Engineering Associates Inc.
 Civil & Environmental Engineers
 Professional Planners - Surveyors - Landscape Architects
 100 RISE DRIVE
 MILLSTONE TOWNSHIP, N.J. 08535
 609.426.1000

DATE: 6/29/2021
 SCALE: 1" = 20'
 DRAWN: CQP
 CHECKED:
 SHEET: 2 of 2
 POCKET:

DONNA M. BULLOCK
 PROFESSIONAL ENGINEER N.J. LIC. NO. 41931

VARIANCE SKETCH
 LOT 2
 BLOCK 47.02
 (TAX MAP SHEET NUMBER 18)
 MILLSTONE TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

VARIANCE PLAN

RESOLUTION NO. 22-103
MEETING DATE: 04-20-2022

RESOLUTION APPOINTING CONSTRUCTION OFFICIAL

C/McLaughlin offered the following Resolution and moved it adoption, which was seconded by DM/Morris.

WHEREAS, the Construction Official, Dennis Gibson has submitted his resignation letter for Construction Official effective May 9, 2022.

WHEREAS, the need exists for a Construction Code Official pursuant to N.J.S.A. 52:27d-126.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Millstone that Scott D'Amico is hereby appointed as Construction Official, for a four-year term beginning May 10, 2022 at a salary of \$23,000 yearly.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Municipal Clerk to be a true copy be forwarded to each of the following:

- a. Department of Community Affairs
- b. Kevin Abernethy, Township Administrator
- c. Anthony Mannino, CFO
- d. Amanda Salerno, Township Treasurer
- e. Scott D'Amico, Construction Official

ROLL CALL:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro

NAYS: None

ABSTAIN: None

ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of April 20, 2022.

Kathleen Hart, RMC
Township Clerk

RESOLUTION NO: 22-104
MEETING DATE: 04-20-2022

RESOLUTION APPOINTING TEMPORARY BUILDING INSPECTOR

C/McLaughlin offered the following resolution and moved its adoption, which was seconded by **DM/Morris**.

WHEREAS, Millstone Township's Construction Department has a need to fill a temporary position; and

WHEREAS, the Administrator and the Construction Official are in agreement that Robin Witkowski should be offered the position of Temporary Building Inspector at an hourly rate of \$38.00, for a maximum of 16 hours per week.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Millstone that Robin Witkowski is appointed the Temporary Building Inspector from April 25, 2022 and ending May 6, 2022.

BE IT RESOLVED that a copy of this resolution, certified by the Municipal Clerk to be a true copy shall be forwarded to each of the following:

- (1) New Jersey Department of Community Affairs
- (2) Kevin Abernethy – Township Administrator
- (3) Dennis Gibson – Construction Official
- (4) Amanda Salerno – Treasurer
- (5) Robin Witkowski – Building Inspector

ROLL CALL:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro
NAYS: None
ABSTAIN: None
ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the resolution adopted by the Millstone Township Committee at its regular meeting of April 20, 2022.

Kathleen Hart, RMC
Township Clerk

RESOLUTION NO: 22-105
MEETING DATE: 04-20-2022

**RESOLUTION APPOINTING FULL-TIME BUILDING SUBCODE OFFICIAL AND
BUILDING INSPECTOR**

C/McLaughlin offered the following resolution and moved its adoption, which was seconded by **DM/Morris**.

BE IT RESOLVED, by the Township Committee of the Township of Millstone that Scott D'Amico is hereby appointed Full-time Building Sub-Code Official for a four-year term commencing May 10, 2022 and ending May 9, 2026 for the Township of Millstone and hereby appointed as the Full-time Building Inspector commencing May 10, 2022 with a combined salary of \$92,000 yearly.

BE IT FURTHER RESOLVED that a copy of this resolution, certified by the Municipal Clerk to be a true copy shall be forwarded to each of the following:

- (1) New Jersey Department of Community Affairs
- (2) Kevin Abernethy – Township Administrator
- (3) Anthony Mannino - CFO
- (4) Amanda Salerno – Treasurer
- (5) Scott D'Amico – Building Sub-Code / Inspector

ROLL CALL:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro
NAYS: None
ABSTAIN: None
ABSENT: C/Zabrosky

I HEREBY CERTIFY the foregoing to be a true copy of the resolution adopted by the Millstone Township Committee at its regular meeting of April 20, 2022.

Kathleen Hart, RMC
Township Clerk