



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA
May 22, 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 May 22, 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

OATHS OF OFFICE:

- Lisa Arpaia Ending December 31, 2027 (unexpired term)
- Lloyd Cadigan (Alternate I) Ending December 31, 2025 (unexpired term)

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. February 28, 2024

- | | | |
|--|---|---|
| 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) |

2. March 27, 2024

- | | | |
|--|---|---|
| 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:

David Wasenda
Block 16.01, Lot 1 – 500 Rike Dr. – Units 2A & 2B
Use Variance Approval # Z24-04

- | | | |
|--|---|---|
| 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) |



APPLICATION(S):

**1. Millstone Property Company, LLC – Continued Application
Block 35, Lot 16.01 & 17 – 469 & 465 Stage Coach Rd.
Bifurcated Use Variance Application # Z23-05**

Request for Use Variance relief to construct an approximately 21,960 s.f. one-story fieldhouse/ indoor recreation center, with associated site improvements at the existing Black Bear Day Camp. The property is a 6.88-acre lot, which is portion of an approximately 34.88-acre track for Black Bear Day Camp in the NC zoning district and is proposed to be constructed in the area of the Clarksburg Inn (which burned down several years ago). Continued from 10/25/23, 1/24/24 and 3/27/24.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

- Mr. Sinha
- ~~Mr. Cadigan~~ (Alt.I)
- _____ (Alt.II)

**2. 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)

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: