

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
AGENDA  
FEBRUARY 27, 2019**

**Approval of Meeting Minutes:** January 23, 2019

**Resolution:**

**Z18-12 McDonald's Corporation** - Block 57.01, Lot 19.02 located at 542 Monmouth Road consisting of 3.48 acres in the Highway Commercial 1 (HC-1) Zone. Applicant sought and received variance approval to install digital menu boards.

**New Application:**

**Z18-09 Mazzetelli - Block 36.01, Lot 3** located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. Applicant seeks to construct single family home on the existing vacant lot.

Variances are required for: Sec. 4-4.7 (Lot Area requirements) because a 200' diameter circle cannot be inscribed within the usable building area; Sec. 11-24.3 because existing steep slopes (15%+) are proposed to be disturbed and a conservation easement is not proposed around the remaining steep slopes. Also requested is a waiver from checklist submission of Environmental Impact and Assessment. (Sec. 9-3). Waivers granted. Application approved with conditions.

**Z18-10 Noreika, Charles** - Block 50, Lots. 1.01, 1.02, 1.03 & 2 located at Route 524 Scooter Corner consisting of 28+ acres located in the R-80 zoning district. Applicant seeks Preliminary and Final Major Subdivision Approval, Preliminary and Final Site Plan Approval and Use Variance Approval for the property commonly known as Rte 524 Scooter Corner, also known as Block 50, Lots 1.01, 1.02, 1.03 and 2 on the tax map of Millstone Township. The applicant proposes to create 11 lots. 8 of the lots will contain new residential lots, 1 of the lots will be designated for stormwater management, 1 lot will contain the existing single family home and 1 lot will be for the commercial use.

The applicant proposes to continue the retail and sales commercial use and buildings on the commercial lot and to construct a new 3,600 square foot commercial building with a 2 bedroom apartment on the second floor and a four car garage in the basement on the commercial lot. The applicant also proposes to construct a 1,900 square foot addition to the existing 4,900 square foot barn, The applicant requires a Use Variance for the commercial use, as it is not permitted in the R-80 Zone. The applicant also requires a lot coverage variance of 26.3%, where the maximum of 20% is permitted on the proposed commercial lot.

The applicant also requires a front yard setback variance of 45.6 feet, where a minimum of 50 ft. is required for the existing home and a side yard setback of 8.2 feet, where 15 feet is required for the existing shed. These variances relate the proposed lot that will contain the existing single family home. Deemed Complete 12-7-18. Date of Action: 4-6-19. Noticing Required.

Application approved with conditions.