

**MILLSTONE TOWNSHIP  
BOARD OF ADJUSTMENT  
MEETING MINUTES  
OCTOBER 28, 2020**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, October 28, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Meeting called to Order by Chairman Novellino at 7:30 p.m.

Reading of Adequate Notice by Vice-Chairman Barthelmes.

Salute to the Flag and observance of a moment of silence for the troops.

Roll Call: Present – Barthelmes, Conoscenti, Ferrara, Frost, Lambros, Mangano, Morelli, Mostyn and Novellino

**APPROVAL OF MINUTES: September 23, 2020**

The Board having reviewed the Meeting Minutes and suggested changes having been made, Vice-Chairman Barthelmes made a Motion to adopt and Mr. Morelli offered a Second: Roll Call Vote: Barthelmes, Morelli, Ferrara, Frost, Mangano, Lambros and Novellino votes yes to approve.

**RESOLUTION:**

**Z20-06 LENZO FAMILY, LLC** – Block 17, Lot 8.06 located at 595 State Highway 33 consisting of 12.39 acres in the HC and PCD Zoning Districts. Applicant sought and received approval to install a propane cylinder fill station. Applicant further sought and received bulk variance relief for total square footage for two entrance signs on the property.

The Board having reviewed the Resolution, Mr. Ferrara made a Motion to Memorialize the Resolution and Mr. Frost offered a Second: Roll Call Vote: Ferrara, Frost, Morelli, Barthelmes, Novellino and Mangano voted yes to memorialize.

**RESOLUTION:**

**Z20-08 TLP REALTY, LLC**.- Block 16.01, Lot 1 located at 400 Rike Drive consisting of 3.47 acres located in the BP Zoning District. Applicant sought and received approval to construct an attached 3,198 s.f. garage and storage structure to the existing building, new structure is 24 ft. ht.

The Board having reviewed the Resolution, Mr. Morelli made a Motion to Memorialize the Resolution and Mr. Ferrara offered a Second: Roll Call Vote: Morelli, Ferrara, Frost, Barthelmes, Novellino and Mangano voted yes to memorialize.

**NEW APPLICATION:**

**Z20-06 NEW CINGULAR WIRELESS PCS, LLC (AT&T)** – Located at 663 Route 33, known as Block 17, Lot 4 consisting of 2.45 acres in the Highway Commercial (HC) zoning district. Applicant seeks to place 12 antennae at centerline height of 130 ft. and expand the fencing and add related equipment at the base of the 150 ft. monopole. Applicant seeks bulk variance approval and use variance approval.

Applicant asked to be pulled from the Agenda this evening. Applicant has provided the Board with an Extension of time to hear the application through February 28, 2021. Applicant will be required to re-notice.

**NEW APPLICATION:**

**Z20- RHEINHARDT, SAMPSON & VICTORIA** – Located at 140 Disbrow Hill Road, known as Block 11, Lot 1.02 consisting of 2.28 acres in the Rural Preservation (RU-P) Zoning District. Applicant seeks to construct an attached 3-car garage with attic consisting of 864 s.f. and 22'4" approx. height. Parcel has two front yards (Disbrow Hill Road and a dirt lane) where set back is 50 feet and applicant can provide 28 feet. Bulk Variance required. Deemed complete: 9-1-20. Date of Action:12-30-20. Noticing required.

Application will not be heard this evening. Applicant did not provide adequate noticing. Applicant has provided an extension of time through January 31, 2021 to hear the application. Applicant must re-notice.

See no further new or old business, Chairman Novellino asked for a Motion and a Second to adjourn the meeting. Mr. Mostyn made the Motion and Mr. Ferrara offered a Second and by unanimous the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Pamela D'Andrea