

**MILLSTONE TOWNSHIP
BOARD OF ADJUSTMENT
AGENDA
JANUARY 27, 2021**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment Board meeting scheduled for **WEDNESDAY, JANUARY 27, 2020 at 7:30 p.m.** is being conducted remotely using the “Zoom” format. When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN THE LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

This meeting is being held remotely as the conditions attendant to the emergency compromise the safety of board members and members of the public if the meeting were conducted in person.

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.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Board of Adjustment while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Board of Adjustment web site home page <https://www.millstonenj.gov> or join the meeting at:

Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112>

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Board of Adjustment Meeting while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use one of the following phone numbers to join the meeting.

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video and audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at p-dandrea@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) business days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at <http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D’Andrea at p-dandrea@millstonenj.gov during normal business hours who will be hosting the meeting.

MEETING CALLED TO ORDER: Chairman Novellino
READING OF ADEQUATE NOTICE: Vice-Chairman Barthelmes
FLAG SALUTE: Chairman Novellino
ROLL CALL: Secretary D’Andrea
 Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
 Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

ADOPTION OF VIRTUAL MEETING RESOLUTION:

In September of 2020 the New Jersey Legislature adopted an amendment to N.J.S.A. 52:27D-18 designated as N.J.S.A. 52:27D-18.11 expressly authorizing the conduct of public meetings remotely under certain circumstances including whenever a public health emergency, pursuant to the “Emergency Health Powers Act, or a state of emergency, or a state of local disaster emergency has been declared by the governor and is in effect; the regulations at N.J.A.C. 5:39-1.4(h) provide that the Public body shall adopt by resolution standard procedures and requirements for public comment during the meeting and comments submitted in writing ahead of the meeting.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
 Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

ELECTION OF OFFICERS:

CHAIRMAN:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

VICE CHAIRMAN:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

SECRETARY:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

PROFESSIONALS:

ATTORNEY:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

ENGINEER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

PLANNER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

COURT REPORTER:

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

DESIGNATION OF THE OFFICIAL NEWSPAPER

Asbury Park Press

The Times of Trenton

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____

Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

REGULAR MONTHLY MEETING SCHEDULE

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The Millstone Township Board of Adjustment meetings will begin at 7:30 p.m. and the dates are as follows:

January 27, 2021
February 24, 2021
March 24, 2021
April 28, 2021
May 26, 2021
June 23, 2021

July 28, 2021
August 25, 2021
September 22, 2021
October 27, 2021
November 24, 2021
December 29, 2021
January 26, 2022

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

APPROVAL OF MINUTES: October 28, 2020

Motion _____ Second _____

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Mangano (AltI) _____

NEW APPLICATION:

Z20- RHEINHARDT, SAMPSON & VICTORIA – Located at 140 Disbrow Hill Road, known as Block 11, Lot 1.02 consisting of 2.28 ac and Bock 11, Lot 24 of 5.72 acres located 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, extension granted through January 31, 2021. Noticing required.

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Mangano (AltI) _____ Zabrosky(AltII) _____

NEW BUSINESS: 2020 Annual Report

Motion _____ Second _____

Roll Call:

Barthelmes _____ Conoscenti _____ Ferrara _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Mangano (AltI) _____

OLD BUSINESS:

ADJOURNMENT: