



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**September 28, 2022**

**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, September 28, 2022 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

**MEETING CALLED TO ORDER:** Vice-Chairman Barthelmes

**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.

**SWEARING IN OF BOARD MEMBERS:** **MS. ARPAIA, ALT II** Mr. Vella, Esq.

**FLAG SALUTE:** Vice-Chairman Barthelmes

**ROLL CALL:** Ms. Sims, Board Secretary

- |   |                                      |  |
|---|--------------------------------------|--|
| <input type="checkbox"/> _____                    | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.I) |
| <input type="checkbox"/> Mr. Ferrara              | <input type="checkbox"/> Mr. Mostyn  | <input type="checkbox"/> Ms. Arpaia (Alt.II) |

**APPOINTMENT OF A NEW CHAIRPERSON:** (Accepted resignation of Chairman Novellino on 8/24/22)

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**1. August 24, 2022**

- |   |                                      |  |
|---|--------------------------------------|--|
| Motion _____                                      | Second _____                         |  |
| <input type="checkbox"/> _____                    | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.I) |
| <input type="checkbox"/> Mr. Ferrara              | <input type="checkbox"/> Mr. Mostyn  | <input type="checkbox"/> Ms. Arpaia (Alt.II) |

**2. December 9, 2021**

- |   |                                      |  |
|---|--------------------------------------|--|
| Motion _____                                      | Second _____                         |  |
| <input type="checkbox"/> _____                    | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.I) |
| <input type="checkbox"/> Mr. Ferrara              | <input type="checkbox"/> Mr. Mostyn  | <input type="checkbox"/> Ms. Arpaia (Alt.II) |

**RESOLUTIONS:**

**1. The Sycamores, LLC**

**Block 49.01, Lot 12 – 6 Oak Hill Drive  
Variance Application # Z22-07**

- |   |                                      |  |
|---|--------------------------------------|--|
| Motion _____                                      | Second _____                         |  |
| <input type="checkbox"/> _____                    | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Vice-Chairman Barthelmes | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> Ms. Beckish (Alt.I) |
| <input type="checkbox"/> Mr. Ferrara              | <input type="checkbox"/> Mr. Mostyn  | <input type="checkbox"/> Ms. Arpaia (Alt.II) |



**NEW APPLICATION(S):**

**1. Gary Teyhen**

**Block 35, Lot 37.01 – 52 Chambers Road**

**Variance Application # Z22-06**

Proposal to construct a 1 1/2-story, single-family home on a 3.34-acre lot in the RU-P Zoning District. Variance relief is required for: Lot frontage of 0 feet; whereas 250' minimum is required, Lot width of 240 feet; whereas 250 feet minimum is required, Development of a lot that does not contain minimum of 1-acre contiguous usable area, Disturbance of slopes greater than 15%, Development of a lot without frontage upon a public street.

**Motion** \_\_\_\_\_

- \_\_\_\_\_
- Vice-Chairman Barthelmes
- Mr. Ferrara

**Second** \_\_\_\_\_

- Mr. Lambros
- Mr. Morelli
- Mr. Mostyn
- Mr. Sinha
- Ms. Beckish (Alt.I)
- Ms. Arpaia (Alt.II)

**NEW BUSINESS:**

**OLD BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**