



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

December 6, 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 Tuesday, December 6, 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.

FLAG SALUTE: Vice-Chairman Barthelmes

ROLL CALL: Ms. Sims, Board Secretary

- | | | |
|---|--------------------------------------|--|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ |
| <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. Sinha | <input type="checkbox"/> Ms. Arpaia (Alt.II) |

PUBLIC COMMENT:

APPROVAL OF MINUTES:

1. October 26, 2022

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

RESOLUTIONS:

None

NEW APPLICATION(S):

1. Request to carry to January 25, 2022, without further notice.

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. The Board took jurisdiction and begin the hearing on October 26, 2022 and carried without further notice to December 6, 2022 to revise and resubmit.

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



2. Eric Pesciotta

Block 27.01, Lot 9 – 15 Chadwick Rd.

Variance Application # Z22-11

Proposal to maintain an existing outdoor cooking/grill and patio area (structures) containing a block wall with grill and countertops, a pergola (8'2" in height), stone bench and fire pit, constructed without prior zoning approvals, in the front yard area of a home on a corner lot in the R-80 zoning district. Variance relief is requested for accessory structures within the front yard and for accessory structure setback to the principal building.

Motion _____

- Chairman Mostyn
- Vice-Chairman Barthelmes
- Mr. Ferrara

Second _____

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

NEW BUSINESS:

OLD BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: