



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

September 27, 2023

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 27, 2023 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

MEETING CALL TO ORDER: Chairman Mostyn

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: Chairman Mostyn

ROLL CALL: Board Secretary Sims

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli

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

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. May 24, 2023

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

- Mr. Ferrara
- Mr. Lambros
- ~~Mr. Morelli~~

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

RESOLUTIONS:

None.

APPLICATION(S):

1. REQUEST FOR EXTENSION OF VARIANCE APPROVALS

Dave & Maria Sienkiewicz (fka: The Sycamores, LLC)

Block 49.01 Lot 12 – 6 Laurel Court (fka: 6 Oak Hill Drive)

Extension of Bulk Variance Approval Request # Z22-07 (Ext.)

Request for an extension of the bulk variance relief granted to The Sycamores, LLC to construct a single-family home on an existing non-conforming lot. Under the approval, variance relief was previously granted for lot size of 60,061 s.f. whereas 80,000 s.f. is required, minimum useable development area of 31,315 s.f. whereas 1-acre is required, Minimum diameter of 165 ft; whereas 200 ft is required and disturbance to steep slopes. A soil removal/fill permit may be required.

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli

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



2. CONTINUED APPLICATION

**Malinowski, Zack and Renata
Block 31, Lot 28 – 106 & 108 Agress Road
Variance Application # Z22-12**

Proposal for an expansion of a non-conforming use to construct an addition on each of the two existing dwelling units on the property. Structure #1 is also known as 106 Agress Road and Structure #2 is known as 108 Agress Road and is located in the R-80 zoning district. *Applicant has revised the application to demolish the existing structure at 108 Agress Road and construct a 30' x 30' detached garage in its place. The existing detached garage has been renovated/remodeled/alterd to a detached office/storage structure with a full bathroom; a zoning violation notice has been issued for work without permits. Board took jurisdiction on 3/22/23 and carried the matter to the 4/26/23; however, the applicant requested adjournment to 5/24/23 (on new notice), 7/26/23 and again to the September 27, 2023 meeting. Extension of Time to Act through 9/30/23.

Motion _____

- Chairman Mostyn
- Mr. Barthelmes*
- Ms. Beckish

Second _____

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

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits