



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

October 25, 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, October 25, 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

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

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. September 27, 2023

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

RESOLUTIONS:

**Dave & Maria Sienkiewicz (fka: The Sycamores, LLC)
Block 49.01 Lot 12 – 6 Laurel Court (fka: 6 Oak Hill Drive)
Resolution of Extension of Bulk Variance Approval # Z22-07 (Ext.)**

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

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

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



APPLICATION(S):

1. Bradley Graves

Block 11 Lot 21.02 – 731 Perrineville Rd.

Bulk Variance Application # Z22-06

Proposal to construct an 8' deep x 30' length front porch on an existing home, within the front yard setback. The home is on a ~6.65-acre lot in the RU-P zoning district. Variance relief is required for 54' from property line; whereas 75' is required. Several submission waivers are requested.

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

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

2. Millstone Property Company, LLC

Block 35, Lot 16.01 & 17 – 469 & 465 Stage Coach Rd.

Bifurcated Use Variance Application # Z23-05

Request for Use Variance relief to construct an approximately 21,960 s.f. one-story fieldhouse/ indoor recreation center, with associated site improvements at the existing Black Bear Day Camp. The property consists of approximately 34.88-aces in the NC zoning district and is proposed to be constructed in the area of the Clarksburg Inn (which burned down several years ago).

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: