



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION AND REGULAR MEETING AGENDA**

January 24, 2024

7:30 pm

Municipal Meeting Room

215 Millstone Road – Millstone Township, NJ 08535

PLEASE TAKE NOTICE that the Millstone Township Zoning Board of Adjustment reorganization and first regular meeting of 2024 has been scheduled for Wednesday, January 24, 2024 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: Attorney Vella presides as Temporary Chairman

READING PUBLIC NOTICE STATEMENT: Board Secretary Sims

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: Attorney Vella, Temporary Chairman

OATHS OF OFFICE:

- Steve Barthelmes Ending December 31, 2027 (4-years)
- Mary Beckish Ending December 31, 2027 (4-years)
- Lisa Arpaia (Alternate I) Ending December 31, 2025 (2-years)

ROLL CALL:

Board Secretary Sims

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Mr. 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) |

ELECTION OF OFFICERS:

1. Chairperson
2. Vice-Chairperson

RESOLUTIONS OF REORGANIZATION:

1. ZB2024-01 Board Attorney, Professional Legal Services – Gregory Vella, Attorney-at-Law of the firm Collins, Vella & Casello, LLC
2. ZB2024-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. ZB2024-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. ZB2024-04 Professional Court Reporting Services, Court Stenographer to the Board – Angela C. Buonantuono, CCR, RPR, CLR of AB Court Reporting, LLC
5. ZB2024-05 Board Secretary – Danielle B. Sims
6. ZB2024-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. ZB2024-07 Adopting the 2024 Meeting Schedule and Setting 2025 Reorganization/First Meeting Date

Motion _____

- Mr. Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

- 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. November 29, 2023

- Motion _____
- Chairman Mostyn
 - ~~Mr. Barthelmes~~
 - Ms. Beckish

- Second _____
- Mr. Ferrara
 - ~~Mr. Lambros~~
 - Mr. Morelli

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

RESOLUTIONS:

Coastal Quality Properties, LLC (DiPasquale Fence Co.)

Block 60.01 Lot 12 – 482 Monmouth Rd.

Use Variance, Preliminary and Final Major Site Plan Application # Z23-02

- Motion _____
- Chairman Mostyn
 - ~~Mr. Barthelmes~~
 - Ms. Beckish

- Second _____
- Mr. Ferrara
 - ~~Mr. Lambros~~
 - Mr. Morelli

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

APPLICATION(S):

1. Millstone Property Company, LLC – Continued Application

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 is a 6.88-acre lot, which is portion of an approximately 34.88-acre track for Black Bear Day Camp in the NC zoning district and is proposed to be constructed in the area of the Clarksburg Inn (which burned down several years ago). Continued from 10/25/23.

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

- Second** _____
- ~~Mr. Ferrara~~
 - Mr. Lambros
 - Mr. Morelli

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

2. Green Leaf Pet Resort & Hotel, LLC

Block 59 Lot 9.05 – Northeast corner Monmouth Rd./CR 537 and Burnt Tavern Rd.

Use Variance Application # Z23-08

Request to ratify the use variance approvals granted in 2015 to construct an Emergency Pet Facility sign (Z15-04). Alternatively, if the Board finds a new variance is necessary, the applicant is requesting use and bulk variance approval to construct a freestanding Emergency Pet Facility sign on a lot with no primary structure in the HC Zone. The sign is 60" wide x 101.89" in height, including a 12.15" brick planter base. The sign shall advertise the Green Leaf Pet Resort & Hotel (Applicant's business located on Burnt Tavern Rd.) Emergency Pet Facility and Millstone Elks. A NOV was issued for construction without permits. 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)

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: