



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

March 27, 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 meeting has been scheduled for Wednesday March 27, 2024 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. February 28, 2024 (Reorganization & Regular Meeting)

- | | | |
|--|---|---|
| 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:

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

- | | | |
|--|---|---|
| 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) |

Gregg Pesciotta
Block 31.01 Lot 13 – 11 Fox Hill Drive
Variance Application # Z23-09

- | | | |
|--|---|---|
| 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) |



Jonathan Tierney
Block 50 Lot 23 – 414 Millstone Rd.
Variance Application # Z23-11

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 and 1/24/24.

Motion _____

- Chairman Mostyn
- Mr. Barthelmes
- Ms. Beckish

Second _____

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

2. David Wasenda
Block 16.01, Lot 1 – 500 Rike Dr. – Units 2A & 2B
Use Variance Application # Z24-04

Proposal for use variance relief to permit an indoor pickleball facility within two tenant spaces, consisting of 8,500 s.f., within an existing building in the BP Zoning District. Recreational facilities are not permitted in the BP Zone. Site obtained prior approvals under applications: P04-40, Z08-02, Z13-02, Z20-08.

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: