

2014 ANNUAL REPORT

of the

MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

This Annual Report covers the Board's actions from January 1, 2014 through December 31, 2014. During this time span, the Millstone Township Zoning Board of Adjustment (Zoning Board) conducted seven (7) regular meetings.

The Zoning Board rendered decisions on the merits on five (5) applications. This is an decrease in two (2) application from 2013.

Many applications included more than one variance request as reflected below in Table 1. The Zoning Board approved all five (5) applications Tables 1 illustrate variance and application request information by respective zoning districts and type of variance requested. A summary of each application is also attached.

The Zoning Board reviews applications with an eye toward reducing the intensity and quantity of variances by working with applicants to develop improved designs. Through this process, the number of variances that are initially requested is often reduced.

TABLE 1: VARIANCES & APPLICATIONS APPROVED-2014

TYPE →	Use Variance	Lot Area	Setback	Lot Coverage Variance	Building Coverage	Parking Variance	Fence Variance	Useable Area Variance	Totals
ZONE ↓									
RU-P		1	3	1	1			1	7
HC	1								1
R-130			3				2		5
HC-1			1			1			2
Totals	1	1	7	1	1	1	2	1	15

2013 SUMMARY

"D" VARIANCES

Applicants requested one (1) D Variance from the Zoning Board in 2014. The Use Variance was for an Adult Day Care Center in the Highway Commercial Zone. Adult Day Care Centers are not permitted in the Highway Commercial Zone, No other variances were requested by DC4, LLC the applicant who applied for the Adult Day Care Center Application.

The Zoning Board considers each variance request carefully by meticulously analyzing the context-sensitive fashion of each request while remaining cognizant of the overall neighborhood impact. The Zoning Board also weighs the impact any variance may have on the Master Plan when reviewing the merits of any variance request to ensure the development will not have a substantial negative impact on its purpose or intent.

BULK VARIANCES

Applicants requested fourteen (14) variances, which were approved. Applicants requested variances which can be broken down into the following categories:

1. Deficient Lot Area: One (1) Variance – Paul Riviere, Sr. RU-P Zone.
2. Setback Variances: Seven (7) Variances – 3 Variances (Side Yard, Accessory Side yard, Lot Width) Paul Riviere Sr. RU-P Zone. 1 Variance (Side Yard) Seasonal World HC-1 Zone, 1 Variance (Front Yard) Alster R-130 Zone, 2 Variances (Front and Side Yard) Borsuk R-130 Zone.
3. Lot Coverage: One (1) Variance Riviere RU-P Zone.
4. Building Coverage: One (1) Variance Riviere RU-P Zone.
5. Fence Variance: Two (2) Variances Alster R-130 Zone.
6. Parking Variance: One (1) Variance Seasonal World HC-1 Zone
7. Useable Lot: One (1) Variance Riviere RU-P Zone.

RECOMMENDATIONS

The Zoning Board did not make any recommendations this year.

App#	Application	Zone	Variance	Date Mem.	Time Runs
Reorg 2014	Secretary Attorney Planner Engineer Court Reporter Calendar Newspapers			2-26-14	
2013	Annual Report			2-26-14	
Z13-07	RIVIERE, Paul, Sr. – Block 9, Lot 9.01. Located at 720 Perrineville Road, consisting of one (1) acre in the RU-P zone. Applicant received variance relief to construct a single-family dwelling and pole barn on the property. Lot is undersized for the Zone. Resolution Memorialized.	RU-P	Bulk Variances	4-23-14	4-23-15
Z14-02	DC4, LLC - Block 22, Lot 3.01. Located at 24 Dugan's Grove Road, consisting of 1.37 Acres in the Highway Commercial (HC) Zone. Business is currently an approved 10,000 s.f. Child Day Care Center. Applicant granted Use Variance and Minor Site Plan approval to change the use to operate an Adult Day Care Center. Resolution Memorailized.	HC	D Variance and Minor Site Plan	4-23-14	4-23-15
Z14-04	ALSTER, Brian and Holli - Block 45, Lot 5.15. Property consists of 2.0 acres located in the R-130 Zoning district known as 20 Young Terrace . Subject property is located on a corner lot which, by definition, has two front yards. Applicant sought variance relief to construct an in-ground swimming pool which is not permitted in the front yard setback. Applicant also sought a variance to install a 54 inch fence in a portion of the front yard setback as well as a 48 inch high chain link fence in the front yard setback. Application approved 7-23-14. Resolution Memorialized.	R-130	Bulk Var.	8-27-14	8-27-15

Z14-03	SEASONAL WORLD – Block 57.01, Lot 21.01. Property consists of 2.91 acres located in the HC-1 Zoning district known as 532 Monmouth Road. Applicant sought amended major preliminary and final site plan approval and potential variance relief to have an installed 1,914 s.f. tent along the southwest building facade to be used for storage and display of retail merchandise. This area was previously approved by the Board to display three (3) above ground pools. Board to consider waiver request for submission of site plan checklist documents. Application approved 7-23-14. Resolution Memorialized	HC-1	C Variance	11-13-14	11-13-15
Z14-05	BORSUK, Gary- Block 29, Lot 16. Located at 895 Perrineville Road, property consists of 1.01 acres located in the R-130 Zoning District. Applicant sought and received variance relief to construct a 10' x 13' covered porch on the front of his home, along with a 283 s.f. round enclosed glass sunroom. Variances needed for front yard and side yard setbacks. Application approved 8-27-14. Resolution Memorialized.	R-130	Bulk Var.	11-13-14	11-13-15

BE IT FURTHER RESOLVED, that the Board Secretary is hereby authorized and directed to send a certified copy of the Board of Adjustment 2014 Annual Report to the Township Clerk and the Township Committee and the Planning Board. The Secretary shall further post a copy of the 2014 Annual Report on the Township Web Site.

1/28/15
DATED


MICHAEL NOVELLINO, CHAIRMAN
Millstone Township Board of Adjustment

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Board of Adjustment Annual Report adopted by the Zoning Board of the Township of Millstone at a meeting held on January 28, 2015


Pamela D'Andrea, Secretary
Board of Adjustment Township of Millstone

The vote on the Motion to approve the 2014 Annual Report:

Motion:	Mostyn
Second:	Barthelmes
Roll Call:	Mostyn, Barthelmes, Bailey, Frost, Lambros, Ferro and Novellino
Approve:	7
Oppose:	0
Abstain:	0
Absent:	2