MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
June 25, 2025
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, June 25, 2025 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. Cadigan	☐ Mr. Sinha
☐ Ms. Arpaia	☐ Mr. Ferrara	☐ Mr. Borgese (Alt.I)
☐ Mr. Barthelmes	☐ Mr. Lambros	☐ _____ (Alt.II)

PUBLIC COMMENT (for matters not on the agenda)**:**

APPROVAL OF MINUTES:

1. **April 23, 2025**

Motion _____ Second_____

☐ Chairman Mostyn	☐ Mr. Cadigan	☐ Mr. Sinha
☐ Ms. Arpaia	☐ Mr. Ferrara	☐ Mr. Borgese (Alt.I)
☐ Mr. Barthelmes	☐ Mr. Lambros	☐ _____ (Alt.II)

RESOLUTIONS:

None.

APPLICATION(S):

Mark Borowsky
Block 48, Lot 35 – 14 Stoney Brook Drive
Variance Application # Z25-01

Proposal to install a 23.6kW ground mounted solar array, consisting of 40 panels and 2 inverters. Total area of array is approximately 1,180 s.f.; whereas §35-4-9.8C2b only allows for 900 s.f. in area. Applicant is also seeking relief for 25' rear yard setback, where 40' is required.

Motion _____ Second_____

☐ Chairman Mostyn	☐ Mr. Cadigan	☐ Mr. Sinha
☐ Ms. Arpaia	☐ Mr. Ferrara	☐ Mr. Borgese (Alt.I)
☐ Mr. Barthelmes	☐ Mr. Lambros	☐ _____ (Alt.II)

The Estate of Fay Hom – Frank Hom and Wickie Hom
Block 17, Lot 10.01 – 25 Millstone Rd.
Block 23, Lot 2.02
Preliminary Major Site Plan and Use Variance Application # Z23-10

Proposal to construct two warehouse buildings (total approx. 360,000 s.f.) incl. office space on a 78.33 +/- acre lot (Block 17, Lot 10.10 – PCD zone). The application requires 'd' variance relief for building height 10' or 10% greater and for maximum useable FAR, and bulk variance relief. Block 23 Lot 2.02 (8.33-acres) is located on the opposite side of Millstone Rd. Previous hearings: 10/17/24, 1/2/25 and 3/26/25 (not heard).

Motion _____	**Second_____**	
☐ Chairman Mostyn	☐ Mr. Cadigan	☐ Mr. Sinha
☐ Ms. Arpaia	☐ Mr. Ferrara	☐ ~~Mr. Borgese~~ (Alt.I)
☐ Mr. Barthelmes*	☐ Mr. Lambros	☐ _____ (Alt.II)

Brian and Holli Alster
Block 45, Lot 5.15 – 20 Young Terrace
Variance Application # Z25-03

Bulk variance relief for installation of an existing 20' x 20' pool house (20' x 10' interior with a 30 s.f. half bath and kitchenette plus 20' x 10' roof overhang) and fenced in exterior shower area within the front yard of the property, a corner lot. Applicant previously received variance relief (Z14-04) to allow the construction of a pool within the front yard area and to allow for 54" fencing within the front yard area and black chain link fence within the tree line in the front yard.

Motion _____	**Second_____**	
☐ Chairman Mostyn	☐ Mr. Cadigan	☐ Mr. Sinha
☐ Ms. Arpaia	☐ Mr. Ferrara	☐ Mr. Borgese (Alt.I)
☐ Mr. Barthelmes	☐ Mr. Lambros	☐ _____ (Alt.II)

BOARD DISCUSSION/CORRESPONDENCE:

EXECUTIVE SESSION – CLOSED TO THE PUBLIC:

NEW/OLD BUSINESS:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits.