MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
September 24, 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, September 24, 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. **July 23, 2025**

Motion _____ Second_____

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

2. **August 5, 2025 – Special Meeting**

Motion _____ Second_____

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

RESOLUTIONS:

Resolution of Denial
Outfront Media
Block 23.02, Lot 2.04 – State Highway 33
Appeal/Preliminary and Final Major Site Plan and Use Variance Application # Z24-13

Motion _____ Second_____

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

APPLICATION(S):

REQUEST TO ADJOURN
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.
Request to adjourn.

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

Phytoplankton Millstone Solar, LLC
Block 56, Lot 5.01 – 550 Monmouth Road
Use Variance and Minor Site Plan Application # Z25-02
Proposal to install rooftop solar panels on the existing Self Storage facility (Z17-03) in the HC-1 Highway Commercial Zone, for off-site commercial sale of energy.

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.