MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MINUTES
September 24, 2025

The Millstone Township Zoning Board of Adjustment regular meeting was called to order by Chairman Mostyn on Wednesday, September 24, 2025 at 7:30 p.m. in the Municipal Meeting Room, 215 Millstone Rd., Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Secretary Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag and an observance of a moment of silence offered for those serving and those who have served our country in the past.

Roll call for the below members was called:

Present: Chairman Mostyn, Vice-Chairman Barthelmes, Ms. Arpaia, Mr. Cadigan, Mr. Ferrara and Mr. Borgese (Alt. I);

Absent: Mr. Lambros and Mr. Sinha; one vacant seat (Alt. 2).

Attending: Greg Vella, Esq., Board Attorney; Matt Shafai, PE, PP, Board Engineer and Planner; and Danielle Sims, Board Secretary.

Mr. Borgese was seated for Mr. Lambros.

PUBLIC COMMENTS:

Chairman Mostyn opened the meeting up to members the public for comments on matters not before the Board. With no members of the public coming forward, Chairman Mostyn closed the public comments session.

MINUTES:

Minutes from July 23, 2025

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Mr. Barthelmes made a motion to adopt the Minutes from July 23, 2025, which was seconded by Ms. Arpaia. The Minutes were adopted on a roll call vote: Chairman Mostyn, Mr. Barthelmes, Ms. Arpaia, Mr. Cadigan, Mr. Ferrara and Mr. Borgese: Approved, 6-0.

Minutes from August 5, 2025 – Special Meeting

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Ms. Arpaia made a motion to adopt the Minutes from the Special Meeting of August 5, 2025, which was seconded by Mr. Cadigan. The Minutes were adopted on a roll call vote: Chairman Mostyn, Mr. Barthelmes, Ms. Arpaia, Mr. Cadigan and Mr. Ferrara: Approved, 5-0.

RESOLUTION(S):

Resolution of Denial
Outfront Media
Block 23.02, Lot 2.04 – State Highway 33
Use Variance Application # Z24-13
Attorney Vella prepared the resolution of denial in advance of the meeting for the Board's review. No action is necessary regarding the site plan since the use variance was denied. Mr. Ferrara

made a motion to memorialize the resolution of approval, which was seconded by Chairman Mostyn. With no comments from the Board, the resolution was adopted on a roll call vote in favor: Chairman Mostyn, Ms. Arpaia, Mr. Ferrara and Mr. Borgese; Motion approved, 4-0.

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 to November 2025.

Attorney Vella stated that the applicant has requested that the application be adjourned as the Board's Planner was not available for this meeting. He noted that the application was last heard in January and the Board felt that the applicant should provide new notice since it has been such a long time since their last hearing. Attorney Vella announced that the application will be adjourned to the Thursday November 13th, 2025 Zoning Board meeting at 7:30 pm. He will advise the applicant that they will need to provide new notice.

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.

Mr. Vella, Esq. noted he reviewed the proof of service in advance of the meeting, which was in proper form and the Board does have jurisdiction to hear the application.

The following witnesses were sworn in and are under oath:

Matt Shafai, PE, PP – Board Engineer and Planner
August Schwanauer – Phytoplankton Millstone Solar
Daniel Bloch, PP – Applicant's Planner

The following exhibits were previously marked in evidence and include newly marked exhibits:

EXHIBITS

A-1 Jurisdictional Notice (Proof of Service)
A-2 Updated Application, Checklist(s) and Administrative Forms
A-3 Correspondence & Waiver Requests
A-4 Conservation Easement to the NJDEP, filed 4/15/19
A-5 Boundary & Partial Topographic Survey, one (1) sheet, revised 9/13/2016, prepared by Maser Consulting
A-6 As-built Plan Survey, one (1) sheet, dated 11/18/19, prepared by Challoner & Associates, LLC
A-7 Use Variance (& Minor Site Plan), three (3) sheets, dated 5/12/25, revised 8/27/25, prepared by Colliers Engineering & Design
A-8 Architectural Plan Set for prior Central Jersey Storage application, prepared by Perez + Rodasti Associates, PC, five (5) sheets, dated 5/1/17
A-9 Site Aerial and photos different site views, three (3) pages, received 9/25/25

BOARD'S REVIEWS

ZB-1 Completeness Determination dated 7/7/25
ZB-2 Engineer's Review dated 8/13/25

Mr. Vaughn Parchment, Esq. appeared on behalf of the applicant. He provided a summary of the proposed roof mounted solar facilities and introduced August Schwanauer of Phytoplankton Millstone Solar.

August Schwanauer of Phytoplankton appeared and was sworn. Ms. Schwanauer stated that they are working with NJ Community Solar program has received approvals to operate. As part of the program, they are required to provide a 31% discount of energy to members of the electric utility, with a priority given to those of low income. Residents would be notified through information given to the local town halls and program centers. It is available to residents of other towns as well, but priority also given to Millstone residents. The rooftop of the existing self-storage facility is able to sustain the proposed roof mounted system. The panels will sit about 6" above the roof.

Attorney Vella clarified that commercial solar arrays as a use in the zone. Since this is a commercial generating system, not just generating the site facility, it is a use variance. The self-storage facility will not be using the facility. The program requires that the generated energy goes back to the grid. The required 31% discount is required for all residential and commercial sites. The commercial self-storage facility is not an eligible participant in the discount program.

Attorney Vella inquired how many residents will be able to utilize the 51% of the generated system. Ms. Schwanauer stated that the system is designed to generate electricity for 46 residential homes. The system will produce just over 800,000 kW hours, which is equivalent to about 46 residential homes, which will give the participant homes a discounted rate. The participants would work through JCP&L. Over the life-time of the system, it will generate over a million dollars in savings to the residents.

Ms. Schwanauer stated that the site will require 1-2 annual site visits for maintenance and are otherwise monitored remotely. The company typically does work on self-storage facilities and car ports.

Daniel Bloch, PP, was sworn in and provided his credentials as a professional licensed Planner. His credentials were accepted by the Board. Mr. Bloch confirmed that they are proposing four (4) poles for the facility, located in the front yard of the property near the right-of-way of CR 537/Monmouth Road. The poles will be out of the right-of-way, on the site. Ms. Schwanauer stated that they are on a "front of the meter system". They include a disconnect switch, which leads to a transformer switch. This is a disconnect safety feature. The fourth pole will be JCP&L ownership. There is a second existing JCP&L pole on the site, for a total of five poles (four of which will be new). Mr. Barthelmes noted that there appears to actually be two existing poles, so there may be six (6) total poles on the site. Ms. Schwanauer stated that the location of the poles was preliminarily approved by JCP&L. The final location will be determined by site conditions and the County approval. Planner/Engineer Shafai noted they are considered an accessory structure since they are on the subject property and not in the right-of-way and would require variance for being located in the front yard. If the poles were in the utility ROW, it would not require variance relief. Ms. Schwanauer stated the area of the poles are required to be an area free of vegetation and flat. If they were to relocate the poles, they would have to remove vegetation, which they would not like to do. They would like to try to avoid clearing and clearing maintenance. The Board suggested that they try to configure the poles front to back (stacked),

rather that directly along the frontage. The proposed poles are the same height as the existing poles.

Mr. Shafai does not take any exception to having the accessory structures in the front yard since it is related to the solar energy facility. The proposed equipment compound is also proposed in the front yard. These are all variances that would be required, but Mr. Shafai noted that all the variances would be subsumed as part of the d(1) variance relief. He noted that the existing self-storage use variance is exacerbated by the addition of this secondary non-conforming commercial solar use. This means the site will also require use variance for the self-storage facility. Mr. Bloch agreed with Mr. Shafai's interpretation.

Mr. Bloch stated that the existing self-storage facility will continue to function "as is" and there are no expected changes. He explained that solar facilities fall under the inherently beneficial uses by the State. He described the surrounding area, which includes other site with similar roof mounted solar panels. He referred to the new exhibit, A-9, showing different views of the site. The adjacent Wawa gas station/convenience store has similar panels, which are barely noticeable. He does not believe there is any substantial detriment. Although the poles are proposed in the front yard, they are barely noticeable, and the enclosed utility compound is proposed to be fenced/screened. Mr. Bloch reviewed the proofs necessary in granting the variances.

Engineer/Planner Shafai stated that this is on the highway and not located near any residential properties. The right-of-way is approximately one foot behind the edge of pavement and the proposed poles will be another five feet back (6' from edge of pavement).

Chairman Mostyn opened the matter to the public. With no members of the public coming forward, Chairman Mostyn closed the matter to the public.

Attorney Vella confirmed that the applicant will revise the plans to say that the proposed poles will not be taller than the existing poles and details will be added to the plans and the applicant will provide landscape screening around the inverter area.

The Board discussed the application.

With no further comments, Mr. Cadigan made a motion to approve the application for use variance relief and minor site plan with the conditions put on record; which was seconded by Mr. Ferrara. The Board approved application ZB25-02 on a roll call vote; with those in favor: Chairman Mostyn, Mr. Barthelmes, Ms. Arpaia, Mr. Cadigan, Mr. Ferrara and Mr. Borgese; none opposed. Motion approved 6-0.

BOARD DISCUSSION:

None.

ADJOURNMENT:

With no further business, Chairman Mostyn adjourned the meeting.

Respectfully submitted,

Danielle B. Sims

Danielle B. Sims, Board Secretary