MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
November 13, 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 Thursday, November 13, 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. **September 24, 2025**

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 Approval
Phytoplankton Millstone Solar, LLC
Block 56, Lot 5.01 – 550 Monmouth Rd.
Use Variance and Minor Site Plan Application # Z25-02

Motion _____ Second_____

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

SUBMISSION WAIVER REQUESTS:

JCP&L – Jersey Central Power & Light Company
JCP&L Clean Energy Corridor Upgrades
Blocks: various, Lots: various – see attached
Use Variance, Preliminary & Final Major Site Plan Application # Z25-04
REQUEST FOR SUBMISSION WAIVERS
Request for submission waivers from the Application Checklist and for a Completeness Determination.

Motion _____ **Second_____**

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

APPLICATION(S):

Daniel Merkel & Lilly Mark
Block 59, Lot 2.01 – 8 Burnt Tavern Rd.
Use Variance Application # Z24-14
Request for use variance to permit the construction of a +/- 736 s.f. (20' height) garage/storage expansion of the non-conforming residential use on a lot in the BP Zoning District. Bulk variance relief is also required. This application was subject of a prior approval to construct a two-story addition to the home under application # Z17-05. The applicant is also seeking amendments to conditions related to the approvals granted in 2017. Request to adjourn to 7/23/25. Time Extension granted to act.

Motion _____ **Second_____**

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

Bridge Asset management, LLC
Block 17, Lot 4 – 663 State Highway 33
Appeal of a Decision of a Zoning Officer Application # Z25-05
Appeal of a Zoning Officer`s Decision denying a Zoning Permit for a `Truck Terminal` in the HC Zone. The Applicant seeks to establish that the subject property has been in conformance with a previous appeal for a truck terminal (1972 and 1973 – Cases #170, #174 and #175) and has not been abandoned or expanded. The Zoning Officer has concluded that there are "expanded non-permitted uses on the property: These non-permitted uses include: Renting to individual/independent truck operators, which includes 24-hour storage of trucks and their enclosed trailers. There is a mechanic on site that appears to be working on independent owner vehicles (dump trucks). There is miscellaneous storage of heavy equipment, shipping containers, other commercial vehicles and miscellaneous salvage/refuse items."

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 (if needed):

NEW/OLD BUSINESS:

ADJOURNMENT:

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

Z25-04 **JCP&L**

PARCELS AND ZONES INCLUDED IN APPLICATION

ZONE RU-P (RURUAL PRESERVATION), ZONE R-80 (RURAL RESIDENTIAL), ZONE R-130 (RURAL RESIDENTIAL), ZONE R-170 (RURAL ENVIRONMENTAL) & ZONE HC (HIGHWAY COMMERCIAL)

BLOCK 9	LOT 2	BLOCK 39.01	LOT 16.04	BLOCK 45	LOT 4.20
BLOCK 9	LOT 3	BLOCK 39.01	LOT 16.08	BLOCK 45	LOT 10.02
BLOCK 9	LOT 4	BLOCK 39.01	LOT 16.12	BLOCK 45	LOT 10.03
BLOCK 9	LOT 5.01	BLOCK 39.01	LOT 17	BLOCK 45	LOT 10.06
BLOCK 9	LOT 9.09	BLOCK 39.01	LOT 19.23	BLOCK 45.01	LOT 1
BLOCK 9	LOT 9.10	BLOCK 39.01	LOT 30.01	BLOCK 45.01	LOT 2
BLOCK 9	LOT 9.15	BLOCK 39.01	LOT 37	BLOCK 46	LOT 13
BLOCK 9	LOT 9.16	BLOCK 39.01	LOT 39	BLOCK 46	LOT 15.01
BLOCK 10	LOT 1	BLOCK 39.01	LOT 39.02	BLOCK 46	LOT 15.03
BLOCK 13	LOT 1.02	BLOCK 40	LOT 4	BLOCK 46	LOT 15.04
BLOCK 13	LOT 3.01	BLOCK 40	LOT 5.04	BLOCK 46	LOT 19
BLOCK 13	LOT 3.03	BLOCK 40	LOT 5.09	BLOCK 63	LOT 8
BLOCK 13	LOT 3.04	BLOCK 40	LOT 5.11	BLOCK 63	LOT 8.01
BLOCK 14	LOT 2.02	BLOCK 40	LOT 5.12	BLOCK 63	LOT 8.02
BLOCK 14	LOT 2.03	BLOCK 40	LOT 5.13	BLOCK 63	LOT 8.03
BLOCK 14	LOT 4.01	BLOCK 40	LOT 5.14	BLOCK 64	LOT 3
BLOCK 14	LOT 4.03	BLOCK 40	LOT 6	BLOCK 64	LOT 4
BLOCK 14	LOT 13	BLOCK 40	LOT 25	BLOCK 64	LOT 5.06
BLOCK 30	LOT 3	BLOCK 40	LOT 37	BLOCK 64	LOT 10.06
BLOCK 30	LOT 4	BLOCK 45	LOT 3	BLOCK 64	LOT 11.01
BLOCK 30	LOT 10.03	BLOCK 45	LOT 4.01	BLOCK 64	LOT 12
BLOCK 30	LOT 10.04	BLOCK 45	LOT 4.02	BLOCK 64	LOT 13
BLOCK 30	LOT 11	BLOCK 45	LOT 4.10	BLOCK 64	LOT 14
BLOCK 39.01	LOT 7.01	BLOCK 45	LOT 4.11	BLOCK 64	LOT 15
BLOCK 39.01	LOT 10	BLOCK 45	LOT 4.12	BLOCK 64	LOT 15.01
BLOCK 39.01	LOT 13.02	BLOCK 45	LOT 4.13	BLOCK 64	LOT 16
BLOCK 39.01	LOT 15.02	BLOCK 45	LOT 4.19	BLOCK 64	LOT 17