MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
March 25, 2026
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 March 25, 2026 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: 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

OATHS OF OFFICE:

- Michael Borgese, Alt. I Ending December 31, 2027 (2-years)

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. **February 25, 2026 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 ZB2026-08 Annual Report of the Millstone Township Zoning Board of Adjustment
Review of decisions made by the Zoning Board of Adjustment in 2025.

Motion _____ **Second_____**

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

Daniel Merkel & Lilly Mark
Block 59, Lot 2.01 – 8 Burnt Tavern Rd.
Use Variance Application # Z24-14

Motion _____ Second_____

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

APPLICATION(S):

CONTINUED HEARING
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
Soil Removal/Fill Application Z25-04-SR
Proposed project spans across 81 lots along a six+ mile stretch of an existing transmission line corridor. JCP&L proposes to replace existing lattice towers with new steel monopoles on concrete foundations. This proposal has been modified to now consist of 39 new structures comprising of 44 steel monopoles. All proposed corridor work will occur within JCP&L's existing utility easement (180' wide and varies); however, portions of the existing corridor are currently wooded and will need to be cleared to allow for full use of the existing easement rights. Structure heights for the new monopoles will vary ranging from approximately 62' tall 197'. The applicant is also seeking a Soil Removal/Fill Approval from the Board for the associated work. Hearing dates: 1/28/26, 3/25/26 (carried without further notice).

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