MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
April 22, 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 April 22, 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

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)

2. **March 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):

1. **David Wasenda**
   Block 16.01, Lot 1 – 500 Rike Dr. – Units 2A & 2B
   Use Variance Application # Z26-03

   Proposal to amend/expand the existing pickleball facility previously granted Use Variance Approval under Z24-04, which currently contains 8,500 sf (Suites 2A & 2B) with three pickleball courts and three lounge areas, to the adjoining Suite 2C, consisting of an additional 2,856 sf of interior space to construct a fourth pickleball court, a fourth lounge area and an equipment area. This layout includes minor modifications to the original approved floor plan. This proposal includes the installation of one exterior facade sign (3' x 8' backlit metal) above the entrance doors for the facility. Recreational facilities are not permitted in the BP Zone. Site obtained prior approvals under applications: P04-40, Z08-02, Z13-02, Z20-08, Z24-04. This application is incomplete, pending submission waiver requests.

   Motion _____ Second_____

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

2. **Diamond Towers V, LLC (co-applicants T-Mobile Northeast, LLC and New York SMSA Limited Partnership d/b/a Verizon Wireless)**
   Block 40, Lot 6 – 71 Halka Way
   Use Variance, Preliminary & Final Major Site Plan Application # Z26-01

   Proposal to construct a 165` monopole inside a 50` x 50` compound in the center of a 73.19-acre farmed/wooded parcel, immediately adjacent to the existing JCP&L utility easement. The proposal is to relocate the existing transmission tower from the adjacent JCP&L pole and to construct a new monopole and adding T-Mobile as a collocating carrier. Verizon Wireless proposes to install a 20` x 15` concrete pad for equipment shelter and a 30kw backup diesel generator within the proposed compound area. T-Mobile proposes to install a 15` x 10` concrete pad for equipment shelter and a 48kw backup diesel generator within the proposed compound area. The 50` x 50` compound will be surrounded by an 8` board on board fence and landscaping on the north and ease sides, with one 18` x 12` parking spot. This application is incomplete, pending submission waiver requests.

   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.