MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
July 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 July 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	☐ Mr. Kausch (Alt.II)

PUBLIC COMMENT (for matters not on the agenda)**:**

APPROVAL OF MINUTES:

1. **June 24, 2026 Meeting**

Motion _____ Second_____

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

ANNUAL REPORT REVIEW:

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	☐ Mr. Kausch (Alt.II)

RESOLUTION(S):

1. **Bridge Asset Management – Hen Vaknin**
   Block 17, Lot 4 – 663 State Highway 33
   Use Variance and Minor Site Plan
   Request for Submission Waivers

Motion _____ **Second_____**

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

SUBMISSION WAIVER REQUESTS:

1. **Akshar Patel**
   Block 50, Lot 24.02 – 2 Parker Ct.
   Bulk Variance
   Request for Submission Waivers

   Proposal to construct a 20` x 12` x 15` (height) shed and a 10' x 15' greenhouse on a 14' x 20' concrete pad within the front yard area of a lot on a corner lot. Request for Submission Waivers for Completeness determination.

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

APPLICATION(S):

1. **352 Monmouth Road, LLC**
   Block 62, Lot 20.05 – 352 Monmouth Road
   Appeal of a Zoning officer's Decision and Use Variance Application # Z26-06

   Appeal of a Zoning Officer's Denial of a Zoning Permit for a behavioral health treatment center specializing in substance use disorder and mental health services. Property was previously granted a Use Variance for office use under Z12-06. Alternately, the applicant is seeking Use Variance for the proposed behavioral health treatment center.

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