



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**June 24, 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 June 24, 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

**OATH OF OFFICE:**  
• Christopher Kausch, Alt. II Ending December 31, 2026

**ROLL CALL:** Board Secretary Sims

- |  |                                      |  |
|--|--------------------------------------|--|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Borgese (Alt.I) |
| <input type="checkbox"/> Mr. Barthelmes  | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Kausch (Alt.II) |

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

**APPROVAL OF MINUTES:**

**1. April 22, 2026 Meeting**

- |   |   |   |
|---|---|---|
| Motion _____  | Second _____                                    |   |
| <input type="checkbox"/> <del>Chairman Mostyn</del> | <input type="checkbox"/> Mr. Cadigan            | <input type="checkbox"/> Mr. Sinha                      |
| <input type="checkbox"/> Ms. Arpaia                 | <input type="checkbox"/> Mr. Ferrara            | <input type="checkbox"/> Mr. Borgese (Alt.I)            |
| <input type="checkbox"/> Mr. Barthelmes             | <input type="checkbox"/> <del>Mr. Lambros</del> | <input type="checkbox"/> <del>Mr. Kausch (Alt.II)</del> |

**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 _____                         |  |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Borgese (Alt.I) |
| <input type="checkbox"/> Mr. Barthelmes  | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Kausch (Alt.II) |

**RESOLUTION(S):**

**1. Resolution ZB2026-08**

Amending Resolution ZB2026-04 Appointing Professional NJ Licensed Tree Expert Services for 2026.

- |  |                                      |  |
|--|--------------------------------------|--|
| Motion _____                             | Second _____                         |  |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha           |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> Mr. Borgese (Alt.I) |
| <input type="checkbox"/> Mr. Barthelmes  | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> Mr. Kausch (Alt.II) |



**2. Resolution ZB2026-09**

Amending Resolution ZB2026-02 Appointing Professional Engineering Services for 2026.

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Cadigan
- Mr. Ferrara
- Mr. Lambros

- Mr. Sinha
- Mr. Borgese (Alt.I)
- Mr. Kausch (Alt.II)

**3. David Wasenda**

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

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Cadigan
- Mr. Ferrara
- Mr. Lambros

- Mr. Sinha
- Mr. Borgese (Alt.I)
- Mr. Kausch (Alt.II)

**4. JCP&L – Jersey Central Power & Light Company**

**JCP&L Clean Energy Corridor Upgrades**

**Blocks: various, Lots: various – see attached**

**Withdrawal of Use Variance, Preliminary & Final Major Site Plan Application # Z25-04  
And Withdrawal of Soil Removal/Fill Application Z25-04-SR**

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Cadigan
- Mr. Ferrara
- Mr. Lambros

- Mr. Sinha
- Mr. Borgese (Alt.I)
- Mr. Kausch (Alt.II)

**5. Daniel Merkel & Lilly Mark**

**Block 59, Lot 2.01 – 8 Burnt Tavern Rd.**

**Use Variance Application # Z24-14**

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Cadigan
- Mr. Ferrara
- Mr. Lambros

- Mr. Sinha
- Mr. Borgese (Alt.I)
- \_\_\_\_\_ (Alt.II)

**SUBMISSION WAIVER REQUESTS:**

**1. Bridge Asset Management – Hen Vaknin**

**Block 17, Lot 4 – 663 State Highway 33**

**Use Variance and Minor Site Plan**

**Request for Submission Waivers**

Proposal to operate a `Truck Terminal` consisting of truck and trailer transportation facility for the parking, dispatch, circulation and operation of commercial vehicles engaged in transportation-related activities, at the existing site. There is an existing cell tower (Priority 1) and compound on the site. Request for Submission Waivers for Completeness determination.

**Motion** \_\_\_\_\_

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

**Second** \_\_\_\_\_

- Mr. Cadigan
- Mr. Ferrara
- Mr. Lambros

- Mr. Sinha
- Mr. Borgese (Alt.I)
- Mr. Kausch (Alt.II)



**APPLICATION(S):**

**1. 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 east sides, with one 18` x 12` parking spot. This application was previously heard on April 22, 2026, and carried to June 24, 2026. This application will not be heard and instead is being carried to the July 22, 2026 Zoning Board meeting without any further notice.

**2. 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 require '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 and 1/22/25.

- Motion** \_\_\_\_\_
- Chairman Mostyn
  - Ms. Arpaia
  - Mr. Barthelmes\*

- Second** \_\_\_\_\_
- ~~Mr. Cadigan~~
  - Mr. Ferrara
  - Mr. Lambros

- Mr. Sinha
- ~~Mr. Borgese~~ (Alt.I)
- ~~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.

**Z25-04**

**JCP&L**

PARCELS AND ZONES INCLUDED IN APPLICATION

ZONE RU-P (RURAL 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