MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
August 26, 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 August 26, 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)

2. **July 22, 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)

RESOLUTION(S):

1. **Akshar Patel**
   Block 50, Lot 24.02 – 2 Parker Ct.
   Request for Submission Waivers for Bulk Variance Application Z26-08

   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)

2. 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)

APPLICATION(S):

1. Akshar Patel
Block 50, Lot 24.02 – 2 Parker Ct.
Bulk Variance Application Z26-08

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.

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

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

3. Bridge Asset Management, LLC
Block 17, Lot 4 – 663 State Highway 33
Use Variance and Minor Site Plan Application Z26-04

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. No materials or products would be stored outdoors on the ground; all freight, equipment or items will remain within trucks and trailers used for transportation, with hours of operation of 7:00 am to 7:00 pm. Administrative office use within the existing structure at the front end of the property. There is an existing cell tower (Priority 1) and compound on the site.

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

*Certified reviewed the recording/transcript and reviewed the Exhibits. (*)Pending Certification.

BOARD DISCUSSION/CORRESPONDENCE:

EXECUTIVE SESSION – CLOSED TO THE PUBLIC (if needed):

NEW/OLD BUSINESS:

ADJOURNMENT: