MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
MINUTES
August 26, 2026

The Millstone Township Zoning Board of Adjustment regular meeting was called to order by Chairman Mostyn on Wednesday, August 26, 2026 at 7:30 p.m. in the Municipal Meeting Room, 215 Millstone Rd., Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Secretary Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag and an observance of a moment of silence offered for those serving and those who have served our country in the past.

Roll call for the below members was called:

Present:	Chairman Mostyn, Mr. Cadigan, Mr. Ferrara and Mr. Lambros.
Absent:	Mr. Barthelmes, Ms. Arpaia, Mr. Sinha, Mr. Borgese (Alt. I) and Mr. Kausch (Alt. II)
Attending:	Greg Vella, Esq., Board Attorney; Greg Blash, PE, PP, Board Engineer: McKinley Mertz, PP, AICP, Board Planner; and Danielle Sims, Board Secretary.

PUBLIC COMMENTS:

Chairman Mostyn opened the meeting up to members the public for comments on matters not before the Board. With no members of the public coming forward, Chairman Mostyn closed the public comments session.

MINUTES:

Minutes from June 24, 2026

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Mr. Cadigan made a motion to adopt the Minutes from January 28, 2206, which was seconded by Mr. Sinha. The Minutes were adopted on a roll call vote: Chairman Mostyn, Mr. Cadigan, Mr. Lambros and Mr. Sinha: Approved, 4-0.

Minutes from July 22, 2026

The Board received the minutes in advance of the meeting for their review. With no comments from the Board, Mr. Cadigan made a motion to adopt the Minutes from January 28, 2206, which was seconded by Mr. Sinha. The Minutes were adopted on a roll call vote: Chairman Mostyn, Mr. Cadigan, Mr. Lambros and Mr. Sinha: Approved, 4-0.

RESOLUTION(S):

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

The Board received the Resolution in advance of the meeting for their review. With no comments from the Board, Mr. Lambros made a motion to adopt the Resolution granting the Submission Waivers, which was seconded by Mr. Ferrara. The Resolution was adopted on a roll call vote: Chairman Mostyn, Mr. Cadigan, Mr. Ferrara and Mr. Lambros.: Approved, 4-0.

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

The Resolution was not ready for Board consideration and was carried to the September 23, 2026 meeting**.**

APPLICATION(S):

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.

Mr. Vella, Esq. reviewed the proof of service in advance of the meeting and confirmed that the Board has jurisdiction to hear the application.

The following witnesses were sworn in and are under oath:

Greg Blash, PE, PP – Board Engineer
McKinley Mertz, PP, AICP – Board Planner
Akshar Patel – Applicant

The following exhibits were previously marked in evidence and include newly marked exhibits:

APPLICANT'S EXHIBITS

A-1 Jurisdictional Notice (Proof of Service)
A-2 Application, Checklist(s) and Administrative Forms
A-3 Structure Details Spec Sheets
A-4 Copy of Final As-Built Survey, one (1) sheet, prepared by Polaris Survey & Design, dated 6/30/23, proposed structures drawn on survey
A-5 Variance Plan, one (1) sheet, prepared by Applicant, dated July 2026
A-6 Copy of Filed Subdivision Plat, Block 50, Lots 24 & 24.01, Case No. 302-13, filed 9/26/06
A-7 Aerial Image of site, source/date unknown
A-8 Photos of proposed accessory structure locations, four (4) pages, undated
A-9 Supplemental Screening – Additional Trees, six (6) pages, including series of photos of site with additional plantings, prepared by Applicant
A-10 Setback Comparison Display, one (1) sheet, prepared by Applicant

BOARD'S EXHIBITS

ZB-1 Engineer's Review memo dated 8/18/26
ZB-2 Planner's Review memo dated 8/6/26

Mr. Akshar Patel appeared as the applicant. Mr. Patel explained he is seeking permission to construct two accessory structures within the front yard area of his property. His home fronts on an access easement known as Parker Court, but technically has actual frontage on Millstone Road. The house is setback approximately 300' from Millstone Rd. The greenhouse and shed areas were spray painted and pictures taken of their proposed locations. There will be sufficient buffering as there are existing plantings and he has recently planted additional plantings.

Planner Mertz explained that Parker Court is a private drive, which is within his actual property. It is not technically a corner lot, but rather has frontage only on Millstone Road, noting his

access is only through the private drive. Accessory structures are not permitted in a front yard. The applicant's frontage runs from Millstone Road to the side of the home (due to it's orientation). The shed and greenhouse would be 30' from the technical side, but still within the "front" yard.

The applicant prepared a setback comparison should the house have been constructed at the required setback. It shows the shed and greenhouse would be located well behind a house if constructed at the 50' setback line and would not require variance approval. The variance is required because the house was built +/- 300 back from Millstone Rd. He feels the house is well enough setback and sufficiently screened. No lighting or plumbing fixtures are proposed. The fencing is existing; no additional fencing is proposed.

Engineer Blash confirmed that the siding and materials would match the existing structure, no tree removal is required to construct the structures, no finished accessories are proposed inside the structures (ex: bathrooms, etc.) and the applicant file a deed restriction to

Chairman Mostyn opened the matter to the public. With no members of the public coming forward, Chairman Mostyn closed the matter to the public.

Mr. Cadigan made a motion to grant the requested variance relief with the conditions discussed during the course of the hearing, including submission of a site plan, which was seconded by Mr. Ferrara. The Board voted to approve Variance Application Z26-08 on a roll call vote in favor: Chairman Mostyn, Mr. Cadigan, Mr. Lambros and Mr. Sinha: Approved, 4-0.

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.

Attorney Vella, Esq. reviewed the proof of service in advance of the meeting and confirmed that the Board has jurisdiction to hear the application. Attorney Vella asked if anyone from the public was present for this application. Although no one indicated they were there for the application, Attorney Vella announced that this application will not be heard tonight as they have asked to be carried to the September 23, 2026 meeting without any further notice. He confirmed the same and that the meeting will be held in this same location at 7:30 pm on September 23, 2026 without any further notice.

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, 1/22/25 and June 24, 2026.

Angela Buonantuono, Court Reporter was present for this application. A copy of any transcript will be provided and attached to this set of minutes.

This application was carried from June 24, 2026 without any further notice.

Ken Pape appeared on behalf of the applicant. Mr. Pape expressed concern over being heard with only four members present, as a 'd' variances requires five (5) affirmative votes, explaining he doesn't believe it qualifies as a quorum. Attorney Vella believes it is a quorum, noting the approval would require five (5) affirmative votes and does not believe the hearing requires five members to hear it. He does not feel like it is a violation of a quorum. He said it would be up to the applicant since it would be on the applicant should anyone appeal any decisions. The Board was willing to hear the testimony, understanding no vote would be taken. Mr. Pape explained that the Board Attorney "framed" his concerns and would be hesitant to continue. He requested a brief recess to discuss the matter with his client.

The Board took a five-minute recess.

Upon return, Attorney Vella explained that Mr. Pape advised he was hesitant to proceed with the four (4) member Board. The application was carried to the September 23, 2026 Zoning Board meeting without further notice. Mr. Pape feels a judge may have a different opinion than the Board Attorney and requested the application be carried. Alternately, he requested the Board hold a special meeting for this matter. Mr. Lambros confirmed he was not available on September 23,2026. Attorney Vella explained the application was being carried to September 23, 2026 without further notice; however, if a special meeting is scheduled, new notice will be provided. Attorney Vella explained there are two other applications on the agenda for September and the Chairman will review the agenda.

BOARD DISCUSSION:

None.

ADJOURNMENT:

With no other matters on the agenda, Chairman Mostyn adjourned the meeting.

Respectfully submitted,

Danielle B. Sims

Danielle B. Sims, Board Secretary