MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
AGENDA
October 28, 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 October 28, 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. **September 23, 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. **Resolution Dismissing Application Without Prejudice**
   Diamond Towers, V, LLC
   Block 40, Lot 6 – 71 Halka Way
   Withdrawal of Use Variance and Preliminary & Final Major Site Plan Application Z26-01

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

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. **Stephen Sikkema**
   Block 23.01, Lot 4 – 19 Cranbury Brook Drive
   Granting Submission Waivers for Bulk Variance Application Z26-07

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. **667 NJ 33, LLC**
   Block 17, Lot 3 – 667 State Highway 33
   Appeal from Decision of Zoning Officer Application Z26-11
   Appeal from Decision of the Zoning Officer regarding a Denial of a Truck and Trailer Repair Facility. The current uses indicated are warehouse, storage and light industrial.

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. **667 NJ 33, LLC**
   Block 17, Lot 3 – 667 State Highway 33
   Appeal from Decision of Zoning Officer Application Z26-12
   Appeal from Decision of the Zoning Officer regarding a Denial for Warehouse & Storage Use of Individual Tenant Space. The current uses indicated are warehouse, storage and light industrial.

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)

BOARD DISCUSSION/CORRESPONDENCE:

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

NEW/OLD BUSINESS:

ADJOURNMENT: