**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**
**AGENDA**
**November 10, 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 Tuesday November 10, 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

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|---|---|---|
| ☐ 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_____

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

2. **October 28, 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. **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. **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 transportation facility for the parking, storage, on site maintenance, and dispatch of commercial tandem dump trucks for off-site hauling activities. No materials or products would be stored outdoors or within trucks, with hours of operation between 3:00 am to 6:00 pm for the tandem dump truck drivers and dispatch, with maintenance (limited to oil changes, tires and brakes) until 9:00 pm. The administrative office would be within the existing structure at the front end of the property. The rear building would be for storage of the maintenance supplies and the maintenance (fleet vehicles only, not for third party vehicles) would occur in a designated area at the rear of the site, There is an existing cell tower (Priority 1) and compound on the site. **Proposed operations was modified at the October 28, 2026 meeting. Public Session is closed, Board vote only.

| **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, 6/24/26.

| **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**
   **Bulk Variance Application Z26-04**

   Proposal to construct a 30' x 50' x 20' (1,500 sf) detached accessory garage on a residential property in the R-80 zoning district. The proposed garage exceeds the 900 s.f. maximum accessory structure size and is proposed in the front yard of the property, as the lot is on an inner curve of a roadway.

| **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:**