



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

February 26, 2025

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, February 26, 2025 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: Vice-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
- Ms. Arpaia
- Mr. Barthelmes

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

- Mr. Sinha
- _____ (Alt.I)
- _____ (Alt.II)

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. December 12, 2024

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

- Mr. Sinha
- _____ (Alt.I)
- _____ (Alt.II)

2. January 22, 2025 – Reorganization and Regular Meeting

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

- Mr. Sinha
- _____ (Alt.I)
- _____ (Alt.II)

RESOLUTIONS:

None.

APPLICATION(S):

1. Robert Hyer

Block 52, Lot 3.02 – 76 Red Valley Rd.

Variance Application # Z24-10

Submission Waivers Requested

Proposal to construct a 600 s.f. addition with full basement (living room/home office and full bathroom) off the back of the existing home in the R-80 zoning district. The existing home is within the required front and side yard setbacks. The proposed addition will require variance relief for the side yard setback.



Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Mr. Cadigan (Alt.I)
- _____ (Alt.II)

2. Earth Anchoring Suppliers, LLC
Block 57, Lot 13.02 – 19 Trenton-Lakewood Rd.
Bulk Variance Application # Z23-07

Proposal to permit an 8' high wood solid stockade fence in the front yard to create an outdoor storage enclosure for materials at an existing light industrial building in the BP zoning district. This application was filed in response to a notice of violation for constructing said fence and enclosure area without prior approvals. Applicant is seeking bulk variance approval for outdoor storage in the front yard and for the fence in excess of 4' in height and less than 50% open.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Mr. Cadigan (Alt.I)
- _____ (Alt.II)

3. Daniel Lichtman
Block 39.01, Lot 9 – 319 Sweetman’s Lane
Bifurcated Use Variance Application # Z24-10

Proposal to operate a commercial electrical contracting company, using an existing 8,000 s.f. frame building, along with onsite storage of vehicles and equipment. The property is “split zoned” in the R-80 and RU-P zoning district. The existing 1 1/2-story frame dwelling is proposed to remain. This application is a result of a Notice of Violation for operating a commercial business in the residential zone. Submission Waivers granted 11/14/25.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Mr. Cadigan (Alt.I)
- _____ (Alt.II)

4. Michael Brescia
Block 42, Lot 5.09 – 6 Pittenger Ct.
Bulk Variance Application # Z24-16

Proposal to construct a 32' x 30' (960 sf), 17' in height, accessory building. The applicant is seeking variance relief to allow a building that is not architecturally consistent to the principal residence, including siding and roofing, materials and color. The proposed garage structure is painted metal pole barn, with a steel roof, windows, garage door and man door. The applicant is proposing wainscoting on the lower 30" of the structure. The property is in the RU-P zoning district.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli
- Mr. Sinha
- Mr. Cadigan (Alt.I)
- _____ (Alt.II)

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: