



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**March 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, March 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

- |  |                                      |   |
|--|--------------------------------------|---|
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mr. Barthelmes  | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II) |

**PUBLIC COMMENT** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. December 12, 2024**

- |  |                                      |   |
|--|--------------------------------------|---|
| Motion _____                                       | Second _____                         |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II) |

**2. January 22, 2025 – Reorganization and Regular Meeting**

- |  |                                      |   |
|--|--------------------------------------|---|
| Motion _____                                       | Second _____                         |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II) |

**RESOLUTIONS:**

**1. Robert Hyer**

**Block 52, Lot 3.02 – 76 Red Valley Rd.**

**Variance Application # Z24-10**

- |  |   |   |
|--|---|---|
| Motion _____                                       | Second _____                                    |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan            | <input type="checkbox"/> <del>Mr. Sinha</del> |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> <del>Mr. Ferrara</del> | <input type="checkbox"/> _____ (Alt.I)        |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros            | <input type="checkbox"/> _____ (Alt.II)       |

**\*Certified reviewed the recording/transcript and reviewed the Exhibits.**



**2. Earth Anchoring Suppliers, LLC**  
**Block 57, Lot 13.02 – 19 Trenton-Lakewood Rd.**  
**DISMISSING APPLICATION WITHOUT PREJUDICE – Bulk Variance Application # Z23-07**

- |  |   |   |
|--|---|---|
| Motion _____                                       | Second _____                                    |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan            | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> <del>Mr. Ferrara</del> | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros            | <input type="checkbox"/> _____ (Alt.II) |

**3. Daniel Lichtman**  
**Block 39.01, Lot 9 – 319 Sweetman’s Lane**  
**DENIAL – Bifurcated Use Variance Application # Z24-07**

- |  |   |   |
|--|---|---|
| Motion _____                                       | Second _____                                    |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan            | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> <del>Mr. Ferrara</del> | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros            | <input type="checkbox"/> _____ (Alt.II) |

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

- |  |   |   |
|--|---|---|
| Motion _____                                       | Second _____                                    |   |
| <input type="checkbox"/> Chairman Mostyn           | <input type="checkbox"/> Mr. Cadigan            | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia                | <input type="checkbox"/> <del>Mr. Ferrara</del> | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Lambros            | <input type="checkbox"/> _____ (Alt.II) |

**APPLICATION(S):**

**Howard Klotzkin**  
**Block 48, Lot 11.02 – 103 Brookside Rd.**  
**Bulk Variance Application # Z24-12**

Proposal to demolish an existing one-story home and construct a new two-story, three-bedroom dwelling on the existing footprint using the existing foundation walls and to construct a one-story detached 2-car garage. The existing dwelling/foundation does not meet the required side yard or rear yard setbacks and the lot does not contain one contiguous acre of developable area.

- |  |                                      |   |
|--|--------------------------------------|---|
| Motion _____                             | Second _____                         |   |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mr. Barthelmes  | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II) |

**The Estate of Fay Hom – Frank Hom and Wickie Hom – REQUEST FOR ADJOURNMENT**  
**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 1/2/25.

- |  |                                      |   |
|--|--------------------------------------|---|
| Motion _____                             | Second _____                         |   |
| <input type="checkbox"/> Chairman Mostyn | <input type="checkbox"/> Mr. Cadigan | <input type="checkbox"/> Mr. Sinha      |
| <input type="checkbox"/> Ms. Arpaia      | <input type="checkbox"/> Mr. Ferrara | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mr. Barthelmes* | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II) |

**BOARD DISCUSSION/CORRESPONDENCE:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**