



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

May 28, 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, May 28, 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. April 23, 2025

Motion _____

☐ Chairman Mostyn
☐ Ms. Arpaia
☐ Mr. Barthelmes

Second _____

☐ Mr. Cadigan
☐ Mr. Ferrara
☐ Mr. Lambros

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

RESOLUTIONS:

Howard Klotzkin

Block 48, Lot 11.02 – 103 Brookside Rd.

Bulk Variance Application # Z24-12

Motion _____

☐ Chairman Mostyn
☐ Ms. Arpaia
☐ Mr. Barthelmes

Second _____

☐ Mr. Cadigan
☐ Mr. Ferrara
☐ Mr. Lambros

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

Resolution ZB2025-08 Annual Report of the Millstone Township Zoning Board of Adjustment

Review of decisions made by the Zoning Board of Adjustment in 2024.

Motion _____

☐ Chairman Mostyn
☐ Ms. Arpaia
☐ Mr. Barthelmes

Second _____

☐ Mr. Cadigan
☐ Mr. Ferrara
☐ Mr. Lambros

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



APPLICATION(S):

Outfront Media

Block 23.02, Lot 2.04 – State Highway 33

Appeal/Preliminary and Final Major Site Plan and Use Variance Application # Z24-13

Appeal of the Zoning Officer's Denial of the application. In the alternative, Use Variance and Preliminary and Final Major Site Plan proposal to demolish the existing 592 s.f. static outdoor advertising sign (billboard) and construct a new 10.5' x 36' (378 s.f.) double sided digital LED billboard (756 s.f. total) on a monopole. Carried without further notice from April 23, 2024

Motion _____

- ☐ Chairman Mostyn
- ☐ Ms. Arpaia
- ☐ Mr. Barthelmes

Second _____

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

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

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: