



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
REORGANIZATION AND REGULAR MEETING AGENDA**

January 22, 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 reorganization and first regular meeting of 2025 has been scheduled for Wednesday, January 22, 2025 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

MEETING CALLED TO ORDER: Attorney Vella presides as Temporary Chairman

READING PUBLIC NOTICE STATEMENT: Board Secretary Sims

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: Attorney Vella, Temporary Chairman

OATHS OF OFFICE:

- Patrick Mostyn Ending December 31, 2028 (4-years)
- Llyod Cadigan Ending December 31, 2028 (4-years)

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) |

ELECTION OF OFFICERS:

1. Chairperson
2. Vice-Chairperson

RESOLUTIONS OF REORGANIZATION:

1. ZB2025-01 Board Attorney, Professional Legal Services – Gregory Vella, Attorney-at-Law of the firm Collins, Vella & Casello, LLC
2. ZB2025-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. ZB2025-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. ZB2025-04 Professional NJ Licensed Tree Expert Services – Shari Spero, LTE of CME Associates
5. ZB2025-05 Board Secretary – Danielle B. Sims
6. ZB2025-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. ZB2025-07 Adopting the 2025 Meeting Schedule and Setting 2026 Reorganization/First Meeting Date

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) |

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)

RESOLUTIONS:

1. Gary Brady

**Block 49, Lot 4.01 – 43 Schoolhouse Rd.
Variance Application # Z24-10**

Motion _____

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

Second _____

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

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

2. Sean Cox

**Block 20, Lot 2.01 – 1 Dugan’s Grove
Variance Application # Z24-08**

Motion _____

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

Second _____

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

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

APPLICATION(S):

1. 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 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. Notice was deficient.

Motion _____

Second _____

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 hearing 10/17/24.

Motion _____

Second _____

- Chairman Mostyn
- Mr. Barthelmes*
- Ms. Beckish

- Mr. Ferrara
- Mr. Lambros
- Mr. Morelli

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

BOARD DISCUSSION/CORRESPONDENCE:

NEW/OLD BUSINESS:

EXECUTIVE SESSION – CLOSED TO THE PUBLIC:

ADJOURNMENT:

*Certified reviewed the recording/transcript and the exhibits and is eligible to vote.