



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING AGENDA**

October 17, 2024

7:30 pm

**Municipal Meeting Room
215 Millstone Road – Millstone Township, NJ 08535**

PLEASE TAKE NOTICE that the Millstone Township Zoning Board of Adjustment special meeting has been scheduled for Thursday October 17, 2024 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. Ferrara
☐ Mr. Lambros
☐ Mr. Morelli

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

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. May 22, 2024

Motion _____

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

Second _____

☐ ~~Mr. Ferrara~~
☐ Mr. Lambros
☐ Mr. Morelli

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

2. August 28, 2024

Motion _____

☐ Chairman Mostyn
☐ Ms. Arpaia
☐ Mr. Barthelmes

Second _____

☐ ~~Mr. Ferrara~~
☐ Mr. Lambros
☐ Mr. Morelli

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

RESOLUTIONS:

1. Resolution of Denial

Winding Brook Farm, LLC

Block 52, Lot 6 – 25 Spring Rd.

Bifurcated Use Variance Application # Z24-03

Motion _____

☐ Chairman Mostyn
☐ Ms. Arpaia
☐ Mr. Barthelmes

Second _____

☐ ~~Mr. Ferrara~~
☐ Mr. Lambros
☐ Mr. Morelli

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



2. Resolution of Denial

Michael Holzer

Block 43, Lot 16.02 – 176 Sweetman's Lane

Preliminary and Final Major Site Plan and Use Variance Application # Z24-01

Motion _____

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

Second _____

- ☐ ~~Mr. Ferrara~~
☐ Mr. Lambros
☐ Mr. Morelli

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

3. Resolution of Denial

Michael Holzer

Block 43, Lot 16.02 – 176 Sweetman's Lane

Preliminary and Final Major Site Plan and Use Variance Application # Z24-01

Motion _____

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

Second _____

- ☐ ~~Mr. Ferrara~~
☐ Mr. Lambros
☐ Mr. Morelli

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

APPLICATION(S):

1. Raymond and Doreen Polhemus

Block 36, Lots 3.01 & 6 – 33 Clarksburg Rd.

Variance Application # Z24-09

Proposal to construct a 16' x 24' "lean to" addition to an existing accessory barn structure. The addition would require variance relief for having an accessory structure over 1,000 sf and for total accessory structures over 2,000 sf. The existing barn currently is in variance at 22' in height and does not match the primary structure. The existing detached garage is also in variance for being 1,360 sf and 9.6' from the side property line. The property is split zoned (Lot 6 is R-80 and Lot 3.01 is R-170).

Motion _____

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

Second _____

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

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

2. Yellow Jacket General Contractors

Block 23, Lot 25.02– 41 Conover Rd.

Variance Application # Z24-06

Proposal to construct an approximately 3,000 s.f. single family residential home on an existing undersized vacant lot in the RU-P zone. The property contains wetlands and would require disturbance of steep slopes and would not contain a minimum of one (1) contiguous acre of usable development area. The application is Incomplete, they are seeking submission waivers; if granted, will move forward with the public hearing.

Motion _____

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

Second _____

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

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

3. 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 with office space on a 78.33 +/- acre lot (Block 17, Lot 10.10) in the PCD zone. Building A would contain 180,000 sf of warehouse space and 3,000 sf of office



space. Building B with 180,000 sf of warehouse space and 3,000 sf of office space. The proposed requires 'd' variance relief for building height 10' or 10% greater and for maximum useable FAR, as well as bulk variance relief. Block 23 Lot 2.02 (8.33-acres) is located on the opposite side of Millstone Rd. (no impvts.).

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: