



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

April 23, 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, April 23, 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. February 26, 2025

Motion _____

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

Second _____

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

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

2. March 26, 2025

Motion _____

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

Second _____

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

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

RESOLUTIONS:

None.

APPLICATION(S):

Daniel Merkel & Lilly Mark – REQUEST TO ADJOURN

Block 59, Lot 2.01 – 8 Burnt Tavern Rd.

Use Variance Application # Z24-14

Request for use variance to permit the construction of a 20' in height, +/- 736 s.f. garage/storage expansion of the non-conforming residential use on a lot in the BP Zoning District. Bulk variance relief is also required. This application was subject of a prior approval to construct a two-story addition to the home under application # Z17-05. The applicant is also seeking amendments to conditions related to the approvals granted in 2005. Request to adjourn to 7/23/25. Time Extension granted through 7/31/25.



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. Continued hearing from 3/26/25.

Motion _____

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

Second _____

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

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.

Motion _____

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

Second _____

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

BOARD DISCUSSION/CORRESPONDENCE:

- Annual Report

NEW/OLD BUSINESS:

ADJOURNMENT: