



MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT

AGENDA

August 28, 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 meeting has been scheduled for Wednesday August 28, 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

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

PUBLIC COMMENT (for matters not on the agenda):

APPROVAL OF MINUTES:

1. June 26, 2024

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

RESOLUTIONS:

1. Resolution of Denial

**Winding Brook Farm, LLC
Block 52, Lot 6 – 25 Spring Rd.
Bifurcated Use Variance Application # Z24-03**

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

2. Resolution of Approval

**Thomas Rabbit
Block 39.01, Lot 19.21 – 19 White Birch Dr.
Bulk Variance Application # Z24-05**

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



APPLICATION(S):

1. Michael Holzer

Block 43, Lot 16.02 – 176 Sweetman’s Lane

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

Proposal to use the apple tree farm for the processing and production of hard cider by constructing a 3,500 s.f. (50'x70'), one-story pole barn with a basement for storage and an attached 20'x40' pergola with associated site appurtenances for the cidery operation. A tasting room within the pole barn building would be used for on-farm direct marketing of the product. The tasting room would be open from April through December, Thursdays through Sundays from 12:00 pm to 8:00 pm and would employ 7-8 people. Limited Special Events would include orchard tours, cidery tours, instructional classes, etc. The lot consists of 9.04 acres in the RU-P zoning district.

Motion _____

- Chairman Mostyn
- Ms. Arpaia
- Mr. Barthelmes

Second _____

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

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

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 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 warehouses will require 'd' variance relief for building height 10' or 10% greater than what is permitted and relief 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. Applicant is seeking Preliminary Site Pan and Use Variance approvals.

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: