



**MILLSTONE TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**AGENDA**

**December 12, 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 Thursday December 12, 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. October 17, 2024 – Special Meeting**

- |  |                                      |  |
|--|--------------------------------------|--|
| 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"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II)      |

**2. November 14, 2024**

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

**RESOLUTIONS:**

**1. Resolution of Approval  
Raymond and Doreen Polhemus  
Block 36, Lots 3.01 & 6 – 33 Clarksburg Rd.  
Variance Application # Z24-09**

- |  |                                      |  |
|--|--------------------------------------|--|
| 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"/> <del>Mr. Barthelmes</del> | <input type="checkbox"/> Mr. Morelli | <input type="checkbox"/> _____ (Alt.II)      |

**2. Resolution of Approval  
Yellow Jacket General Contractors  
Block 23, Lot 25.02– 41 Conover Rd.  
Variance Application # Z24-06**



**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 Approval**

**Joseph Strickland**  
**Block 49, Lot 20.08 – 420 Stage Coach Rd.**  
**Variance Application # Z24-11**

**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. Gary Brady**

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

Proposal to construct a new single-family dwelling on an undersized vacant lot in the R-130 zone. The lot previously had a single-family dwelling, but it has been demolished. This application has been deemed incomplete, pending the Board's consideration of the requested submission waivers. If granted, application will continue 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)

**2. Sean Cox**

**Block 20, Lot 2.01 – 1 Dugan's Grove**  
**Variance Application # Z24-08**  
**Submission Waivers Requested**

Request for variance relief to maintain an existing non-conforming detached garage within the front yard (corner lot), an existing above ground pool and existing accessory storage structures within the front yard of a residential lot in the R-80 zone. Variance relief is also being requested to put an addition on the existing non-conforming garage and a new non-conforming fence within the front yard. This application has been deemed incomplete, pending requests for submission waivers. If granted, application will continue 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. Earth Anchoring Suppliers, LLC**

**Block 57, Lot 13.02 – 19 Trenton-Lakewood Rd.**  
**Bulk Variance Application # Z23-07**

Proposal to permit an 8' high wood solid stockade fence in the front yard to create an outdoor storage enclosure for materials at an existing light industrial building in the BP zoning district. This application was filed in response to a notice of violation for constructing said fence and enclosure area without prior approvals. Applicant is seeking bulk variance approval for outdoor storage in the front yard and for the fence in excess of 4' in height and less than 50% open.



**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:**