



**MILLSTONE TOWNSHIP PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING AGENDA**

**January 10, 2024**

**7:30 pm**

Municipal Meeting Room

215 Millstone Road – Millstone Township, NJ 08535

**PLEASE TAKE NOTICE** that the Millstone Township Planning Board meeting has been scheduled for Wednesday, January 10, 2024 at 7:30 p.m. to be held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

**CALL TO ORDER:** Attorney Steib presides as Temporary Chairman

**OPEN PUBLIC MEETING LAW 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 Steib, Temporary Chairman

**OATHS OF OFFICE:**

- Al Ferro (Class I), Mayor (or Designee, Jeff Ziner) Ending December 31, 2024 (1-year)
- C/W Tara Zabrosky (Class III), Committeewoman Ending December 31, 2024 (1-year)
- Mitch Newman (Class IV) Ending December 31, 2027 (4-years)
- Robert Beck (Class IV) Ending December 31, 2027 (4-years)
- Stephen Lambros (Class IV)\* \*Unexpired Term Ending December 31, 2026 (4-years)
- Steve Parrino (Alternate I) Ending December 31, 2025 (2-years)

**ROLL CALL:** Board Secretary Sims

- |  |                                      |  |
|--|--------------------------------------|--|
| <input type="checkbox"/> Mr. Newman            | <input type="checkbox"/> Mr. Beck    | <input type="checkbox"/> Ms. Sinha           |
| <input type="checkbox"/> Mr. Pado              | <input type="checkbox"/> Mr. Kotby   | <input type="checkbox"/> Mr. Parrino (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/C/M Ziner | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II)      |
| <input type="checkbox"/> C/W Zabrosky          | <input type="checkbox"/> Mr. Pepe    |  |

**ELECTION OF OFFICERS:**

1. Chairperson
2. Vice-Chairperson

**RESOLUTIONS OF REORGANIZATION:**

1. PB2024-01 Board Attorney, Professional Legal Services – Michael B. Steib, Attorney-at-Law of the Law Offices of Michael B. Steib, PA
2. PB2024-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. PB2024-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. PB2024-04 Professional Court Reporting Services, Board Court Stenographer– Angela C. Buonantuono, CCR, RPR, CLR of AB Court Reporting, LLC
5. PB2024-05 Board Secretary – Danielle Sims
6. PB2024-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. PB2024-07 Adopting the 2024 Meeting Schedule and Setting 2025 Reorganization/First Meeting Date

**Motion** \_\_\_\_\_

**Second** \_\_\_\_\_

- |  |                                      |  |
|--|--------------------------------------|--|
| <input type="checkbox"/> Mr. Newman            | <input type="checkbox"/> Mr. Beck    | <input type="checkbox"/> Ms. Sinha           |
| <input type="checkbox"/> Mr. Pado              | <input type="checkbox"/> Mr. Kotby   | <input type="checkbox"/> Mr. Parrino (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/C/M Ziner | <input type="checkbox"/> Mr. Lambros | <input type="checkbox"/> _____ (Alt.II)      |
| <input type="checkbox"/> C/W Zabrosky          | <input type="checkbox"/> Mr. Pepe    |  |



**PUBLIC COMMENTS** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. October 11, 2023**

**Motion** \_\_\_\_\_

- Mr. Newman
- Mr. Pado
- ~~Mayor Ferro/C/M Ziner~~
- C/W Zabrosky

**Second** \_\_\_\_\_

- ~~Mr. Beck~~
- ~~Mr. Kotby~~
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. November 8, 2023**

**Motion** \_\_\_\_\_

- Mr. Newman
- Mr. Pado
- ~~Mayor Ferro/C/M Ziner~~
- ~~C/W Zabrosky~~

**Second** \_\_\_\_\_

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**RESOLUTION(S):**

None.

**APPLICATION(S):**

**1. Hexa Builders, LLC**

**Block 9, Lot 7 – 711 Perrineville Road  
Final Major Site Plan Application # P21-05**

Proposal to develop a 36.5-acre property in the R-MF (Multi-Family) Zoning District with 122 market-rate townhouses across 16 buildings and 48 affordable units within two three-story apartment buildings with associated site improvements. Preliminary Site Plan Approval was granted on 1/11/23.

**Motion** \_\_\_\_\_

- Mr. Newman
- Mr. Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

**Second** \_\_\_\_\_

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**BOARD DISCUSSION:**

- 1. Off-Site Improvements – Monmouth County Planning Board Update  
37 Burnt Tavern, LLC  
Block 57, Lots 17.02 & 17.03 – 37 & 41 Burnt Tavern Road  
Preliminary Major Site Plan Application # P21-16

**CORRESPONDENCE:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**