



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

March 12, 2025

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, March 12, 2025 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: Chairman Newman

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: Chairman Newman

ROLL CALL: Board Secretary Sims

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

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. February 12, 2025

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

2. February 14, 2025 – Special Meeting

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

RESOLUTION(S):

None.

APPLICATION(S):

1. Hexa Builders, LLC

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

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. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha

- _____
- Mr. Parrino (Alt.I)
- Mr. Cipriano (Alt.II)

2. US Tank Painting, Inc.

Block 16, Lot 9.06 – 900 Rike Dr.

Administrative Site Plan Application # M25-04

Request for Administrative Site Plan Approval to amend the previously approved Preliminary and Final Major Site Plan #P24-03. Under application P24-03, the applicant received approvals to construct a one-story addition to the existing warehouse of approximately 13,480 sf, a two-story addition to the existing office of 2,520 sf and a second-story addition to the existing office space of 1,260 s.f. on the main building. The applicant is now seeking Administrative Site Plan approval to amend the application to remove the addition to the two-story office building and only construct the additional one-story warehouse building.

Motion _____

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

Second _____

- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha

- _____
- Mr. Parrino (Alt.I)
- Mr. Cipriano (Alt.II)

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

EXECUTIVE SESSION (if needed):

ADJOURNMENT: