



**MILLSTONE TOWNSHIP PLANNING BOARD
SPECIAL MEETING AGENDA**

May 13, 2025

2:00 pm

Virtual Meeting conducted remotely using "Zoom"

PLEASE TAKE NOTICE that the Millstone Township Planning Board has scheduled a Special Meeting for Tuesday, May 13, 2025 at 2:00 p.m. to be to be conducted remotely using the "Zoom" format.

By computer, tablet, smart device and/or internet browser: <https://zoom.us/join>

By telephone, Dial US Toll Free: +1 (888) 788-0099, (877) 853-5247 or (833) 548-0276

Meeting ID: 470 791 9088

Passcode: 123

Full directions for accessing or participating in the meeting can be found on the attached public notice.

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 special 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

- ☐ Chairman Newman
- ☐ Vice-Chairman Pado
- ☐ Mayor Ferro/C/M Ziner
- ☐ C/W Zabrosky

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

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

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. March 12, 2025

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)

RESOLUTION(S)

1. Resolution of Approval

JLE, LLC

Block 20, Lot 3.13 – 530 State Highway 33

Settlement Agreement – Preliminary and Final Major Site Plan Application # P21-03 (S)

Motion _____

- ☐ Chairman Newman
- ☐ Vice-Chairman 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)



APPLICATIONS

1. Hexa Builders, LLC

Block 9, Lot 7 – 711 Perrineville Road

Preliminary Major Site Plan Application # P21-05 (Ext.)

Request for a One-Year Extension of Preliminary Site Plan Approval

Request for a one-year Extension of the Preliminary Site Plan Approvals granted on January 11, 2023 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 _____

- ☐ Chairman Newman
- ☐ Vice-Chairman 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. 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 _____

- ☐ Chairman Newman
- ☐ Vice-Chairman 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)

EXECUTIVE SESSION:

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT:



**LAND USE DEPARTMENT
TOWNSHIP OF MILLSTONE
470 STAGECOACH ROAD
MILLSTONE TOWNSHIP, NJ 08510
(732) 446-1936**

April 29, 2025

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Millstone Township Planning Board has scheduled a **Special Meeting for Tuesday, May 13, 2025 at 2:00 p.m.**, a virtual meeting, being conducted remotely using “Zoom” Conferencing Platform.

Join Zoom meeting: <https://zoom.us/join>

Meeting ID: 470 791 9088

Passcode: 123

The purpose of this Special Meeting is to hear a Request for a one-year extension of Preliminary Site Plan approvals of Application P21-05, Hexa Builders, LLC, Block 11, Lot 19 – 711 Perrineville Road and for the hearing on Final Site Plan application for Application P21-05, Hexa Builders, LLC, Block 11, Lot 19 – 711 Perrineville Road.

The agenda and any documents or plans regarding the application are on file and available for inspection with Planning Board Office and will be available on the Millstone Township Planning Board website: <https://www.millstonenj.gov/pb-agendas-minutes>. Formal action may be taken.

Danielle B. Sims
Planning/Zoning Board Secretary

Distribution: Planning Board Members
Planning Board Attorney
Township Clerk
Township Administrator
Township Engineer
Township Planner
Trenton Times (for information only)
Asbury Park Press (for information only)

Posted: Bulletin Board in Municipal Building
Municipal website

The **Millstone Township Planning Board** will hold its May 13, 2025 Special Meeting using the Zoom Conferencing platform at: <https://zoom.us/join>

Meeting ID: 470 791 9088 Passcode: 123

One tap mobile:

+19292056099,, 9225936112# US (New York)

+13017158592,, 9225936112# US (Germantown)

Dial by your location:

+1 929 205 6099 US (New York)

+1 888 788 0099 (Us Toll Free)

+1 301 715 8592 US (Germantown)

+1 877 853 5247 (US Toll Free)

+1 312 626 6799 US (Chicago)

+1 833 548 0276 (US Toll Free)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>,

Attending via Computer, Tablet, Smart Device or Internet Browser:

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Planning Board or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

Attending via Telephone:

You may also use one of the phone numbers above to join the meeting. If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

All plans, maps, documents, review memos and any other exhibits regarding any applications for this meeting are on file with Planning Board and are available for public inspection in the Land Use Department at the Municipal Building at 470 Stage Coach Rd., Millstone Township, NJ 08510 during normal business hours or by clicking "Documents" on the Millstone Township Planning Board website for the meeting date at: <https://www.millstonenj.gov/pb-agendas-minutes>

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video *and* audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at d-sims@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) calendar days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary, Danielle Sims, who will be hosting the meeting, at 732-446-1936 or via email at d-sims@millstonenj.gov, during normal business hours.