



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

June 11, 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, June 11, 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

☐ Mr. Newman
☐ Mr. 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. April 9, 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)

2. May 13, 2025 – Special Meeting

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

Hexa Builders, LLC

Block 9, Lot 7 – 711 Perrineville Road

Final Major Site Plan Application # P21-05

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)



APPLICATION(S):

1. Robert Horzepa

Block 43, Lot 11.01 – 44 Forman Rd.

Minor Subdivision Application # P25-01

Proposal for a 2-lot minor subdivision of an approximately 15.5-acre site in the RU-P zone. Proposed Lot 11.03 would be 12.5-acres and contain an existing Historical house (local registry) and a farm. Proposed Lot 11.04 would contain 3-acres and a house that began construction approximately 20-years ago and is only a shell. The application is "Incomplete" pending Board consideration of requested waivers. Applicant amended the application to include variance relief for certain existing structures.

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:

Receipt of the 2024 Annual Report from the Zoning Board of Adjustment.

EXECUTIVE SESSION (if needed):

ADJOURNMENT: