



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

January 8, 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, January 8, 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: 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, 2025 (1-year)
- C/W Tara Zabrosky (Class III), Committeewoman Ending December 31, 2025 (1-year)
- Anthony Cipriano, Alternate II Ending December 31, 2026 (2-years)

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 | |

ELECTION OF OFFICERS:

1. Chairperson
2. Vice-Chairperson

RESOLUTIONS OF REORGANIZATION:

1. PB2025-01 Board Attorney, Professional Legal Services – Michael B. Steib, Attorney-at-Law of the Law Offices of Michael B. Steib, PA
2. PB2025-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. PB2025-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. PB2025-04 NJ Licensed Tree Expert Services – Shari Spero, LTE of CME Associates
5. PB2025-05 Board Secretary – Danielle Sims
6. PB2025-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. PB2025-07 Adopting the 2024 Meeting Schedule and Setting 2025 Reorganization/First Meeting Date
8. PB2025-08 Adopting the Rules and Regulations of the Planning Board

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)



SUBCOMMITTEE OF THE PLANNING BOARD:

- Master Plan Sub-Committee

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. December 11, 2024

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. ONE-YEAR EXTENSION OF APPROVALS

Force 5 Holdings, LLC
Block 18, Lot 2.04 – 8 Farrington Blvd.
Application # P22-01 (Ext.)

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. 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)

BOARD DISCUSSION:

CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT: