



**MILLSTONE TOWNSHIP PLANNING BOARD  
SPECIAL MEETING AGENDA**

**June 27, 2024  
4:00 pm**

Virtual Meeting conducted remotely using "Zoom"

**PLEASE TAKE NOTICE** that the Millstone Township Planning Board has scheduled a Special Meeting for Thursday, June 27, 2024 at 4:00 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: 675 570 9146** **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

- |  |                                      |  |
|--|--------------------------------------|--|
| <input type="checkbox"/> Chairman Newman       | <input type="checkbox"/> Mr. Beck    | <input type="checkbox"/> Ms. Sinha           |
| <input type="checkbox"/> Vice-Chairman 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:**

None

**RESOLUTION(S):**

None.

**APPLICATION(S):**

**1. 27 Burnt Tavern Road, LLC (Affordable Housing Alliance)**

**Block 57, Lot 16.03 – 27 Burnt Tavern Rd.**

**Preliminary and Final Major Site Plan Application # P24-04**

Proposal to construct 67 affordable apartments/townhomes within four buildings (13 x 1BR units, 40 x 2BR units and 14 x 3 BR units), a community clubhouse, parking spaces and related site improvements on an undeveloped 13.68-acre lot. This project is 100% municipally sponsored affordable housing project and is subject to affordable housing restrictions.

- |  |                                      |  |
|--|--------------------------------------|--|
| <b>Motion</b> _____                            | <b>Second</b> _____                  |  |
| <input type="checkbox"/> Chairman Newman       | <input type="checkbox"/> Mr. Beck    | <input type="checkbox"/> Ms. Sinha           |
| <input type="checkbox"/> Vice-Chairman 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    |  |

**CORRESPONDENCE/BOARD DISCUSSION:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**