



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**February 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, February 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

- 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. January 8, 2025 Re-organization & Regular 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):**

None.

**APPLICATION(S):**

**1. REQUEST TO ADJOURN TO MARCH 12, 2025**

**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. Request to adjourn to March 12, 2025.

**2. REQUEST TO WITHDRAW WITHOUT PREJUDICE**

**Sweetman’s Lane Associates, LLC**

**Block 41, Lot 1.08 – 259 Sweetman’s Lane**

**Minor Subdivision Application # P24-01**

Request to withdraw the application for a proposal to for a two-lot minor subdivision on a lot previously subdivided.



**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)

**3. Babbitt, John & Margaret and Meshki, Michael & Desiree**  
**2 Carr's Tavern Rd.**  
**Block 51, Lot 8 – 2 Carr's Tavern**  
**Minor Subdivision Application # P24-07**

Proposal for a two (2) lot minor subdivision of a 38.75-acre property to create one 10.16-acre lot and one 28.5-acre lot in the RU-P zone. Variance relief is requested for minimum lot width and minimum lot frontage for proposed Lot 8.14. This site previously received minor subdivision approval under application P19-02 (expired).

**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:**