



**MILLSTONE TOWNSHIP PLANNING BOARD  
SPECIAL MEETING MINUTES  
February 14, 2025**

Virtual Meeting conducted remotely using Zoom Conferencing Platform

The Millstone Township Planning Board Special Meeting was called to order by Chairman Newman on Friday, February 14, 2025 2:00 p.m. and held virtually using the “Zoom” Conferencing Platform. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Ms. Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Lambros (late arrival), Ms. Sinha and Mr. Cipriano (Alt. II).

Absent: Mr. Kotby, Mr. Pepe and Mr. Parrino (Alt. I); 1 vacant seat.

Attending: Michael Steib, Esq., Board Attorney; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, AICP, PP, Board Planner; Danielle B. Sims, Board Secretary.

Mr. Cipriano was seated for Mr. Pepe. Secretary Sims confirmed the Board has a quorum.

**PUBLIC COMMENTS:**

Chairman Newman opened the meeting up to members of the public for comments on matters not before the Board, noting they can use their “raise hand” feature or open their microphone.

With no members of the public coming forward, Chairman Newman closed the public comments session.

**MINUTES:**

None.

**RESOLUTION(S):**

**Dismissing Application Without Prejudice  
Sweetman’s Lane Associates, LLC  
Block 41, Lot 1.08 – 259 Sweetman’s Lane  
Minor Subdivision Application # P24-01**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Mr. Pado made a motion to memorialize Resolution P24-01, dismissing the application without prejudice, which was seconded by C/M Ziner. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Ms. Sinha and Mr. Cipriano. Approved 5-0.

**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**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Mr. Pado made a motion to memorialize Resolution P24-07, approving the two-lot minor subdivision,



which was seconded by C/M Ziner. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Ms. Sinha and Mr. Cipriano. Approved 5-0.

**APPLICATION(S) BEFORE THE BOARD:**

None.

**Mr. Lambros joined the meeting.**

**EXECUTIVE SESSION:**

Chairman Newman called for the Board to go into Executive Session in order to discuss pending litigation.

Ms. Sinha made a motion to adopt a resolution under the Open Public Meetings Act to go into executive session; which was seconded by Chairman Newman. With all Board in favor, members of the public were excused from the meeting room for the executive session. Being no members of the public were present; the Board went into executive session.

The Board returned to the public session on a motion from Chairman Newman to end the Executive Session and continue with the meeting, with all in favor.

**NEW/OLD BUSINESS:**

None.

**BOARD DISCUSSION/CORRESPONDENCE:**

None.

**ADJOURNMENT:**

With no further business and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,

  
Danielle B. Sims, Board Secretary