



**MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
February 12, 2025**

The Millstone Township Planning Board regular meeting was called to order by Vice-Chairman Pado on Wednesday, February 12, 2025 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. 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: Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Ms. Sinha and Mr. Cipriano (Alt. II).

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

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

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

PUBLIC COMMENTS:

Vice-Chairman Pado opened the meeting up to members the public for comments on matters not before the Board. With no members of the public coming forward, Vice-Chairman Pado closed the public comments session.

MINUTES:

Minutes from January 8, 2025 Re-Organization & Regular Meeting

Vice-Chairman Pado introduced the minutes. With no comments from the Board, Ms. Sinha made a motion to adopt the Minutes from the January 8, 2025 Planning Board Meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Lambros, Ms. Sinha and Mr. Cipriano. Approved 6-0.

RESOLUTION(S):

None.

APPLICATION(S) BEFORE THE BOARD:

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.

Attorney Steib stated that the applicant has requested that this matter is carried to the March 12, 2025 Planning Board meeting. Attorney Steib announced that the meeting will be held in the same location at 7:30 pm on March 12, 2025.



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.

Attorney Steib stated that the applicant has submitted a request to withdraw the application. He suggested that the Board dismiss the application without prejudice.

As such, Mr. Kotby made a motion to dismiss the application without prejudice, which was seconded by C/M Ziner. The motion passed with the following roll call vote in favor: Mr. Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Ms. Sinha and Mr. Cipriano. Approved 7-0.

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

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).

Ms. Desiree Meshki and Mr. John Babbitt appeared as the applicant. Attorney Steib stated that the approvals granted in November 2022 expired in November 2024.

The following witnesses were sworn in and were under oath:

- Matt Shafai, PE, PP – Board Engineer
- McKinley Mertz, PP, AICP – Board Planner
- Desiree Meshki – Applicant
- John Babbitt - Applicant

The following exhibits were marked as evidence:

EXHIBITS

- A-1 Jurisdictional Notice (Proof of Service)
- A-2 Application, Checklist(s) and Administrative Forms
- A-3 Outside Agency Approvals
- A-4 Draft ROW Deed of Dedication to Monmouth County, prepared by Crest Engineering Associates, dated 6/5/24
- A-5 Draft Deed of Conservation Easement, prepared by Crest Engineering Associates, dated 6/5/24
- A-6 Statement of Environmental Impact and Assessment, prepared by Crest Engineering, dated 1/21/19
- A-7 Survey of Property, prepared by Crest Engineering, one (1) sheet, dated 12/19/16, revised 4/13/17
- A-8 Aerial Display, prepared by Crest Engineering, one (1) sheet, dated 7/21/19
- A-9 Minor Subdivision Plan, two (2) sheets, prepared by Crest Engineering, dated 1/21/19, last revised 6/5/2024
- A-10 Minor Subdivision Resolution PB19-02, memorialized 2/11/2020

BOARD'S PROFESSIONAL'S REVIEW EXHIBITS

- PB-1 Engineer's Review dated 1/20/25
- PB-2 Planner's Review dated 2/5/25



Desiree Meshki was sworn in. Ms. Meshki stated that they previously had approvals to subdivide the lot, but they were unable to complete everything in time and the approvals had expired. They are again seeking a 2-lot minor subdivision, as previously granted by the Board. Ms. Meshki stated that she is looking to build a home for her family on the new lot. Access to this lot would be on Millstone Rd. (between #415 and #417). An entrance on Carr's Tavern would not be permitted due to the property having wetlands in this area.

The Board noted there are two variances which are repeated on the same lot, due to the two stubs which have frontage on Millstone Rd. (both stubs require relief for lack of frontage and for lot width). Ms. Meshki stated that they have received Monmouth County approvals.

Mr. John Babbitt was sworn in. He confirmed that they already filed the required easements.

C/W Zabrosky inquired about the house number that would be assigned. Mr. Babbitt confirmed they would have #413. C/W Zabrosky inquired if there were any regulations against "flag lots". Planner Mertz stated that the township does not have an ordinance on this.

Ms. Meshki stated she would be moving into the new home on the proposed lot and that the existing house fronting on Carr's Tavern will become her fathers, Mr. John Babbitt. Ms. Meshki stated that the property is currently being farmed, under a woodlands management plan. Mr. Babbitt confirmed that the overall site is almost 40-acres.

Vice-Chairman Pado opened up the matter to the public. With no members of the public coming forward, Vice-Chairman Pado closed the matter to the public.

The Board discussed the matter. Attorney Stieb suggested that any conditions of the original resolution remain conditions of any new approvals. He reviewed the conditions of the prior approval. The Board's professional's technical review comments would also be a condition of any approvals.

With no further discussion from the Board, Mr. Kotby made a motion to approve the request for minor subdivision with the conditions of the previous (unperfected) subdivision and the remaining comments in the professional review memos, as noted, which was seconded by Ms. Sinha. The motion passed with the following roll call vote in favor: Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Ms. Sinha and Mr. Cipriano. Approved 7-0.

CORRESPONDENCE/BOARD DISCUSSION:

There were no other Board discussion matters.

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,


Danielle B. Sims, Board Secretary