MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
June 11, 2025

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, June 11, 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:	Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Lambros, Mr. Pepe (arrived at 7:50), Ms. Sinha, and Mr. Cipriano (Alt. II).
Absent:	Mr. Pado, Mr. Kotby and Mr. Parrino (Alt. I); 1 vacant seat.
Attending:	Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; Danielle B. Sims, Board Secretary;

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

PUBLIC COMMENTS:

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

MINUTES:

Minutes from April 9th, 2025 and May 13th 2025 were carried to the next meeting.

RESOLUTION(S):

Resolution of Approval
Hexa Builders, LLC
Block 9, Lot 7 – 711 Perrineville Road
Final Major Site Plan Application # P21-05

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Chairman Newman made a motion to memorialize Resolution P21-05, which was seconded by Ms. Sinha. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, C/W Zabrosky, Ms. Sinha and Mr. Cipriano. Approved 4-0.

APPLICATION(S) BEFORE THE BOARD:

Robert Horzepa
Block 43, Lot 11.01 – 44 Forman Rd.
Minor Subdivision Application # P25-01
Proposal for a 2-lot minor subdivision of an approximately 15.5-acre site in the RU-P zone. Proposed Lot 11.03 would be 12.5-acres and contain an existing Historical house (local registry) and a farm. Proposed Lot 11.04 would contain 3-acres and a house that began construction approximately 20-years ago and is only a shell. The application is "Incomplete" pending Board

consideration of requested waivers. Applicant amended the application to include variance relief for certain existing structures.

Attorney Stieb reviewed the notice in advance of the hearing, which was correct in form and content, so that the Board has jurisdiction to hear the application.

Mr. Gregg Mordas, Esq. appeared on behalf of the applicant.

The following witnesses were sworn in and were under oath:

- Matt Shafai, PE, PP – Board Engineer
- McKinley Mertz, PP, AICP – Board Planner
- Robert Horzepa – Applicant
- Julia Algeo, PE – Applicant's Engineer

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 Title Report (provided by applicant)
A-5 Aerial Map, dated 1/17/25, prepared by Colliers Engineering & Design
A-6 List of Proposed Witnesses
A-7 Survey of Property, prepared by Colliers Engineering & Design, one (1) sheet, dated 10/18/24
A-8 Minor Subdivision Plan, prepared by Colliers Engineering & Design, two (2) sheets, dated 1/20/25, revised 5/5/25
A-9 Applicant's Response memorandum, prepared by Colliers Engineering & Design, dated 5/15/25
A-10 Statement of Environmental Impact and Assessment, prepared by Vincent Creevy, PLS, dated 5/12/25

BOARD'S PROFESSIONAL'S REVIEW EXHIBITS

PB-1 Engineer's Incompleteness Determination & Review dated 4/22/25
PB-2 Planner's Review dated 6/4/25

Engineer Shafai stated that the two "incomplete" items noted in his review memo have now been addressed and the application is deemed complete.

Gregg Mordas stated the applicant is seeking a minor subdivision application to create a second

Julia Algeo, PE, of Colliers Engineering was sworn in. She has appeared before the Board in the past and the Board accepted her as a professional engineer. Ms. Algeo described the 15.58-acre property at northeast corner of Roberts and Forman Rd. There are two residential structures on the lot, as well as a swimming pool, four barns, horse barns, sheds, run-ins and other outbuildings. The site has been used as an equestrian training facility and previously as a nursery.

Ms. Algeo explained that the applicant is seeking to create two (2) residential lots in the RU-P zone. Lot 11.03 would be 12.466 acres, and would contain the 175-year-old house, a swimming pool, barns, sheds and fencing. The large barn has been used as an equestrian arena. The second lot, Lot 11.04, would be 3-acres and contain the newer two-story dwelling (shell) and will have a new

driveway constructed to Forman Road. The existing circular ring driveway within the site would be removed from new Lot 11.04.

There are some existing condition variances including the existing two-story structure (on local historic inventory) has an existing setback non-conformity. The existing swimming pool is in a front yard (corner lot). There is an 8.4' distance between accessory structures. Ms. Algeo believes this may not require variance relief since they are connected by a fence and a gate and she views them as one building. There is a 12' x 16' run in shed located in the area north of the stone driveway. There are some accessory structures that do not meet the 25' rear setback. The Board considered these as variances per the Board Planner's review.

Ms. Algeo reviewed the proofs of the requested variance relief.

Chairman Newman asked about the encroachments on the adjoining lot. Ms. Algeo states that any encroachments onto the adjoining lot 15.02 have or will be removed, this includes the container, trailers and the +/- 2,000 sf of stone area. This will be noted on the final plan. The millings and/or soil piles will also be removed from the site.

Engineer Shafai inquired about the existing notices of violations on the property. Mr. Mordas stated that the violations for the structures were resolved. Engineer Shafai stated he checked with the Zoning Officer and they have not yet been resolved and that there is an additional violation that was issued. Mr. Mordas stated there was living space in the one barn, but nobody will be living there.

Chris Pepe arrived.

Bob Horzepa of 44 Forman Rd. Millstone was sworn in. He stated he resides in the old white house on the property and has been there for 40 years. He addressed the large barn on the property, saying the barn is two rooms, including a meeting room for the 4H Club, there is no living space, no bedroom, no kitchen, no bathroom, or anything in the barn/arena. It did have a refrigerator and a hot plate at one point. He stated the barn was built with a permit in 1997.

Engineer Shafai stated that there are outstanding violation notices regarding additional structures and such. The Board asked that any violation notices be satisfied and confirmed satisfied by the Zoning Officer as a condition of any approval. Written confirmation from the Zoning Officer would be required.

Engineer Shafai confirmed that the applicant never finished the second dwelling located on the proposed 3-acre site. He noted the permit was issued for a second home with the understanding that the old farm house would be converted into farm worker housing. Mr. Horzepa stated he now intends to continue to live in the old farm house and subdivide the other house on a new lot.

Engineer Shafai stated that the planner's report notes the required variances. He confirmed that the violation notices will be addressed, the outstanding comments in his and the planner's review memos will be addressed and the encroachments will be removed. He also asked that any necessary site restorations be made.

Chairman Newman opened the matter to the public.

Mr. Ryan Walker of 11 Pine Hill Rd. appeared and "apologized" to the applicant stating he felt this was a little "intrusive".

With no other members of the public coming forward, Chairman Newman closed the matter to the public.

With no further discussion from the Board, Ms. Sinha made a motion to approve the application with the conditions put forth on record, which was seconded by Mr. Lambros. The motion passed with the following roll call vote in favor: Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Lambros,

Ms. Sinha and Mr. Cipriano; none opposed. Approved 6-0. (Mr. Pepe was ineligible to vote as he arrived late.)

CORRESPONDENCE/BOARD DISCUSSION:

Receipt of the 2024 Annual Report from the Zoning Board of Adjustment.

There were no other Board discussion matters and no comments on Board correspondence.

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,

Danielle B. Sims, Board Secretary