# MILLSTONE TOWNSHIP PLANNING BOARD
# AGENDA
## October 8, 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, October 8, 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. Kotby | ☐ _____ |
| ☐ Mr. Pado | ☐ Mr. Lambros | ☐ Mr. Parrino (Alt.I) |
| ☐ Mayor Ferro/C/M Ziner | ☐ Mr. Pepe | ☐ Mr. Cipriano (Alt.II) |
| ☐ C/W Zabrosky | ☐ Ms. Sinha | |

**PUBLIC COMMENTS** (for matters not on the agenda)**:**

**APPROVAL OF MINUTES:**

1. **August 25, 2025 – Special Meeting**

**Motion** _____ **Second**_____

| | | |
|---|---|---|
| ☐ Mr. Newman | ☐ ~~Mr. Kotby~~ | ☐ _____ |
| ☐ Mr. Pado | ☐ Mr. Lambros | ☐ Mr. Parrino (Alt.I) |
| ☐ ~~Mayor Ferro/~~C/M Ziner | ☐ Mr. Pepe | ☐ ~~Mr. Cipriano~~ (Alt.II) |
| ☐ C/W Zabrosky | ☐ Ms. Sinha | |

**RESOLUTION(S):**

None.

**APPLICATION(S):**

1. **Babbitt, John & Margaret and Meshki, Michael & Desiree**
   **2 Carr's Tavern Rd.**
   **Block 51, Lot 8 – 2 Carr's Tavern**
   **Request for Time Extension for Minor Subdivision Application # P24-07 (Ext.)**
   Request for Time Extension 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 with variance relief for minimum lot width and minimum lot frontage for proposed Lot 8.14. This site received minor subdivision approval under application P24-07 on 2/14/2025 (filing deadline 8/23/2025).

**Motion** _____ **Second**_____

| | | |
|---|---|---|
| ☐ Mr. Newman | ☐ Mr. Kotby | ☐ _____ |
| ☐ Mr. Pado | ☐ Mr. Lambros | ☐ Mr. Parrino (Alt.I) |
| ☐ Mayor Ferro/C/M Ziner | ☐ Mr. Pepe | ☐ Mr. Cipriano (Alt.II) |
| ☐ C/W Zabrosky | ☐ Ms. Sinha | |

**2. MXS BMW, LLC (John DelGuidice)**
**Block 15, Lot 1 – 291 Disbrow Hill Rd.**
**Minor Subdivision Application # P24-06**

Proposal for a two-lot minor subdivision of a 36.86-acre lot (proposed Lot 1.01 of 26.86-aces and proposed Lot 1.02 of 10-acres) in the RU-P zone. There is an existing dwelling and accessory structures which will remain on proposed Lot 1.01 which requires variance relief for the existing dwelling front yard setback, various bulk variance relief for seven (7) existing sheds, structures and trailers and relief for an existing 6' high fence in a front yard.

| **Motion _____** | **Second_____** | |
|---|---|---|
| ☐ Mr. Newman | ☐ Mr. Kotby | ☐ _____ |
| ☐ Mr. Pado | ☐ Mr. Lambros | ☐ Mr. Parrino (Alt.I) |
| ☐ Mayor Ferro/C/M Ziner | ☐ Mr. Pepe | ☐ Mr. Cipriano (Alt.II) |
| ☐ C/W Zabrosky | ☐ Ms. Sinha | |

**EXECUTIVE SESSION:**

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**

*Certified reviewed the recording/transcript and reviewed the Exhibits