MILLSTONE TOWNSHIP PLANNING BOARD
REORGANIZATION AND REGULAR MEETING AGENDA
January 16, 2026
2:00 pm

Virtual Meeting conducted remotely using "Zoom"

PLEASE TAKE NOTICE that the Millstone Township Planning Board meeting has been rescheduled for Friday January 16, 2026 at 2:00 p.m. to be to be conducted remotely using the "Zoom" format. To connect:

By computer, tablet, smart device and/or internet browser: https://zoom.us/join

By telephone, Dial US Toll Free: +1 (888) 788-0099, (877) 853-5247 or (833) 548-0276

Meeting ID: 675 570 9146 **Passcode: 123**

Full directions for accessing or participating in the meeting can be found on the attached public notice.

CALL TO ORDER: Attorney Steib presides as Temporary Chairman

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: Attorney Steib, Temporary Chairman

OATHS OF OFFICE:

- Al Ferro (Class I), Mayor (or Designee, Jeff Ziner) — Ending December 31, 2026 (1-year)
- C/W Tara Zabrosky (Class III), Committeewoman — Ending December 31, 2026 (1-year)
- Deepti (Dee) Sinha (Class II), Environmental Commission — Ending December 31, 2028 (3-years)
- Hesham Kotby (Class IV) — Ending December 31, 2029 (4-years)
- Christopher Pepe (Class IV) — Ending December 31, 2029 (4-years)
- Steve Parrino, Alternate I — Ending December 31, 2027 (2-years)

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	

ELECTION OF OFFICERS:

1. Chairperson
2. Vice-Chairperson

RESOLUTIONS OF REORGANIZATION:

1. PB2026-01 Board Attorney, Professional Legal Services
2. PB2026-02 Board Engineer, Professional Engineering Services
3. PB2026-03 Board Planner, Professional Planning Services
4. PB2026-04 NJ Licensed Tree Expert Services
5. PB2026-05 Board Secretary – Danielle Sims
6. PB2026-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton

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	

SUBCOMMITTEE OF THE PLANNING BOARD:

- Master Plan Sub-Committee

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

APPROVAL OF MINUTES:

1. **December 10, 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	

RESOLUTION(S):

1. **SECOND ONE-YEAR EXTENSION OF APPROVALS**
   Force 5 Holdings, LLC
   Block 18, Lot 2.04 – 8 Farrington Blvd.
   Preliminary and Final Major Site Plan Application # P22-01 (2nd Ext.)
   Resolution of Approval

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. **Paul Bagnato**
   Block 36, Lots 49.08 & 50 – 2 Bowman Ct. & 444 Stage Coach Rd.
   Minor Subdivision Application # P25-03
   Resolution of Approval

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	

3. **1100 Rike Drive, LLC**
   Block 16, Lot 9.07 – 1100 Rike Drive
   Preliminary and Final Major Site Plan Application # P25-02
   Resolution of Approval

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	

*Certified reviewed the recording/transcript and reviewed the Exhibits

APPLICATION(S):

1. **REQUEST FOR EXTENSION OF APPROVALS**
   Robert Horzepa
   Block 43, Lot 11.01 – 44 Forman Rd.
   Minor Subdivision Application # P25-01 (Ext.)
   Request for an extension of approvals granted 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. Approvals include bulk variance relief for certain existing structures. Minor Subdivision Approval was granted on 6/24/25.

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	

BOARD DISCUSSION:

CORRESPONDENCE:

NEW/OLD BUSINESS:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits