MILLSTONE TOWNSHIP PLANNING BOARD
AGENDA
March 11, 2026
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, March 11, 2026 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

☐ Chairman 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. **February 11, 2026**

Motion _____ **Second_____**

☐ Chairman 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):

37 Burnt Tavern, LLC
Block 57, Lot 17.04 (Consolidated Lots 17.02 & 17.03) – 37 (& previously 41) Burnt Tavern Road
Request for Extension of Major Site Plan – Phase I Application # P21-16 (Ext.)
Final Major Site Plan Application – Phase II #P21-16 F

Applicant is seeking an Extension of Major Site Plan – Phase I approvals and Final Major Site Plan-Phase II approvals to construct a 148,553 s.f. warehouse building (142,393 sf warehouse with 6,160 office area) on an undeveloped 10.88-acre parcel of land within the BP Zoning District with associated site improvements (Phase I). Phase II consists of nine (9) additional loading stalls and reconstruction of a portion of the parking area in the front of the building. The application was originally approved on 5/10/23 and amended on 3/13/24.

Motion _____ **Second_____**

☐ Chairman 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	

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: