MILLSTONE TOWNSHIP PLANNING BOARD
AGENDA
August 12, 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, August 12, 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. **June 10, 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):

MXS BMW, LLC (John DelGuidice)
Block 15, Lot 1 – 291 Disbrow Hill Rd.
Request for Extension of Minor Subdivision Approval # P24-06 (Ext.)
Applicant is seeking an Extension of Minor Subdivision Approval 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. The approvals also granted variance relief for the existing dwelling front yard setback, various bulk variance relief for certain existing accessory structures and farm buildings, a trailer and relief for an existing 6' high fence in a front yard (corner lot). The resolution of approval was originally memorialized on 12/10/25.

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	

1100 Rike Drive, LLC
Block 16, Lot 9.07 – 1100 Rike Drive
Soil Removal/Import Permit Application P25-02-SR

Request to import approximately 7,500 cubic yards of material for construction as per the approved site plan P25-02 related to the construction of a 90' x 224' flex building and associated site improvements at the existing Moto Industrial Park.

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:

Receipt of the 2025 Annual Report from the Zoning Board of Adjustment.

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: