MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
August 12, 2026

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, August 12, 2026 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, Mr. Kotby, Mr. Parrino (Alt. I) and Mr. Cipriano (Alt. II).
Absent:	Mr. Pado, C/W Zabrosky, Mr. Lambros, Mr. Pepe, Ms. Sinha and; 1 vacant seat (Regular member).
Attending:	Michael Steib, Esq., Board Attorney; Greg Blash, PE, PP, Board Engineer; and Danielle B. Sims, Board Secretary. McKinley Mertz, Board Planner, was not present.

Mr. Parrino was seated for vacant seat. Mr. Parrino was seated for Mr. Lambros.

The Board acknowledged Mr. Matt Shafai, who recently retired, and welcomed Mr. Greg Blash, PE, PP, as the new Board Engineer.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members of 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 June 10, 2026

Chairman Newman introduced the minutes. With no comments from the Board, Mr. Cipriano made a motion to adopt the meeting Minutes from the June 10, 2026 Planning Board Meeting, which was seconded by Mr. Kotby. The Minutes were adopted on a roll call vote: Chairman Newman and Mr. Kotby. Approved 2-0.

RESOLUTION(S):

None.

APPLICATION(S) BEFORE THE BOARD:

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.

Jared Pape, Esq. appeared on behalf of the applicant. He summarized that they have been working on the required conditions, noting they have submitted the draft deeds and deed restrictions for review.

Attorney Steib inquired if the applicant has satisfied the condition of meeting the Tree Ordinance requirements. Mr. Pape explained that the application is only for the subdivision, there is no development proposed as part of this approval. Mr. Pape confirmed that the electric has been removed from the storage trailer on site and that the required structures to be removed have been removed.

Mr. Jared Pape, Esq. explained that they plan on having the subdivision ready to be recorded soon; however, they are seeking the full one-year extension while they perfect the approvals.

The Board discussed the application, inquiring about the structures. C/M Ziner making sure the encroachment of the wetlands has been removed. Mr. Pape confirmed that it has. The Board confirmed that all conditions of the prior approval would remain in full effect.

Chairman Newman, although not a public hearing, opened the matter to the public. With no members of the public coming forward, Chairman Newman closed the matter to the public.

Chairman Newman made a motion to grant the requested one-year extension, which was seconded by Mr. Parrino. The motion passed with the following roll call vote in favor: Chairman Newman, C/M Ziner, Mr. Kotby, Mr. Parrino (Alt I) and Mr. Cipriano (Alt. II). Motion approved, 5-0.

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.

Kenneth Pape, Esq. appeared of behalf of the applicant. Mr. Pape explained that the applicant is seeking to import approximately 7,500 cubic yards of fill. This is approximately 300-320 truck loads with each truck carrying approximately 20-23 c.y. They expect the import will take approximately 7-10 days, weather dependent.

John Ploskonka, PE, PP, appeared and was sworn in. He has appeared before the Board many times and the Board accepted him as a professional engineer. Mr. Ploskonka stated they would only be working Monday through Friday, business hours only.

Engineer Blash asked that he be notified in advance of any work beginning. Mr. Ploskonka agreed that they would take photos and inspect the roadways prior to beginning the importing of the fill.

Mr. Pape requested that the applicant post a $10,000 street cleaning bond in lieu of a restoration bond. Engineer Blash stated the applicant has posted their performance sureties and does not take exception to the restoration bond (or the suggested street cleaning bond, in lieu) being waived as it would be covered by the performance sureties and a C/O recommendation.

With no further questions from the Board and no members of the public present, Chairman Newman made a motion to grant the Soil Import permit without the requirement of posting a restoration surety, which was seconded by C/M Ziner. The motion passed with the following roll call

vote in favor: Chairman Newman, C/M Ziner, Mr. Kotby, Mr. Parrino (Alt I) and Mr. Cipriano (Alt. II). Motion approved, 5-0.

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, C/M Ziner made a motion to adjourn, which was seconded by Chairman Newman; and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,

Danielle B. Sims, Board Secretary