MILLSTONE TOWNSHIP PLANNING BOARD
AGENDA
September 9, 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, September 9, 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. **August 12, 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):

MXS BMW, LLC (John DelGuidice)
Block 15, Lot 1 – 291 Disbrow Hill Rd.
One Year Extension of Minor Subdivision Approval # P24-06 (Ext.)

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

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~~	

CONSISTENCY REPORT OF FINDINGS: Consistency Report – Ordinance No. 26-15 an Ordinance amending Chapter 35 (Land Use Development Regulations), Section 2-2 "Specific Definitions" and Section 35-4-1.3 "Prohibited Uses" of the Revised General Ordinances of the Township of Millstone, County of Monmouth, State of New Jersey to Prohibit Data Centers and Define Warehouses.

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	

CONSISTENCY REPORT OF FINDINGS: Consistency Report – Ordinance No. 26-16 an Ordinance amending Chapter 35 (Land Use Development Regulations), Article 7 (Off-Street Parking and Loading), Section 35-7-3.5 (Number of Required Spaces) and Article 5 (Zoning District Regulations), Section 35-5-10.6 (Municipally Sponsored Affordable Housing) of the Revised General Ordinances of the Township of Millstone, County of Monmouth, State of New Jersey to clarify the parking requirements and amend the requirements for the municipally sponsored affordable housing project at Block 51, Lot 1 regarding bulk standards.

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	

APPLICATION(S):

XXXIII Associates/Riverside Center, LLC
Block 18.01, Lot 1.01 (formerly Lots 1, 2, 3 & 4) – Farrington Blvd. & Debaun Rd.
Request for Extension of Preliminary and Final Major Site Plan Approval # P23-03 (Ext.)
Applicant is seeking Two One-Year Extensions of Major Site Plan Approval for a 102,960 square foot warehouse with office space and associated site improvements of a 11.82-acre lot in the PCD zone. The approved site plan was previously signed, but the site has not yet begun construction.

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: