MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
September 9, 2026

The Millstone Township Planning Board regular meeting was called to order by Mr. Lambros on Wednesday, September 9, 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:	C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, and Ms. Sinha.
Absent:	Chairman Newman, Mr. Pado, Mr. Pepe, Mr. Parrino (Alt. I) and Mr. Cipriano (Alt. II).; 1 vacant seat (Regular member).
Attending:	Michael Steib, Esq., Board Attorney; and Danielle B. Sims, Board Secretary. Greg Blash, PE, PP, Board Engineer and McKinley Mertz, Board Planner, were not present.

Mr. Lambros was seated as temporary Chairperson.

Secretary Sims acknowledged there was a quorum.

PUBLIC COMMENTS:

Mr. Lambros 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, Mr. Lambros closed the public comments session.

MINUTES:

Minutes from August 12, 2026

Mr. Lambros introduced the minutes. With no comments from the Board, C/M Ziner made a motion to adopt the meeting Minutes from the August 12, 2026 Planning Board Meeting, which was seconded by Mr. Kotby. The Minutes were adopted on a roll call vote: C/M Ziner and Mr. Kotby. Approved 2-0.

RESOLUTION(S):

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

C/M Ziner made a motion to memorialize the resolution of approval, which was seconded by Mr. Kotby. Mr. Lambros asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: C/M Ziner and Mr. Kotby. Approved 2-0.

Resolution Granting Soil Import Permit for 1100 Rike Drive, LLC
Block 16, Lot 9.07 – 1100 Rike Drive
Soil Removal/Import Permit Approval P25-02-SR

C/M Ziner made a motion to memorialize the resolution of approval, which was seconded by Mr. Kotby. Mr. Lambros asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: C/M Ziner and Mr. Kotby. Approved 2-0.

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.

Mr. Lambros introduced the consistency report for the proposed ordinance amendments. Attorney Steib explained that this was an ordinance to define warehouses and data centers and to prohibit data centers. With no comments from the Board, Mr. Lambros made a motion finding the proposed ordinance amendment is consistent with the Master Plan, which was seconded by C/M Ziner. This finding was adopted on a roll call vote: C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.

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.

Mr. Lambros introduced the consistency report for the proposed ordinance amendments. Attorney Steib explained that this was an ordinance to clarify the parking requirements for age-restricted residential development and to amend certain bulk standards for the proposed affordable housing development (Allenhouse III), since the County has advised the Township that they have future plans to construct a round-a-bout at this intersection and will require additional right-of-way area. With no comments from the Board, Mr. Lambros made a motion finding the proposed ordinance amendment is consistent with the Master Plan, which was seconded by C/M Ziner. This finding was adopted on a roll call vote: C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.

APPLICATION(S) BEFORE THE BOARD:

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.

The applicant has requested an adjournment for this application and it will not be heard. They did not provide any request for a new meeting date. No notice was required.

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, C/W Zabrosky a motion to adjourn, which was seconded by Mr. Kotby; and with all in favor, Mr. Lambros closed the meeting.

Respectfully submitted,

Danielle B. Sims, Board Secretary