MILLSTONE TOWNSHIP PLANNING BOARD
AGENDA
October 14, 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, October 14, 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. **September 9, 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):

AACDML Property, LLC
Block 23, Lot 3 – 535 State Highway 33 (Eastbound)
Request for Extension of Preliminary and Final Major Site Plan Approval # P21-10 (Ext.)
Applicant is seeking Two One-Year Extensions of Major Site Plan Approval for a 130,242 square foot warehouse with office space and associated site improvements of a 20-acre lot in the PCD zone. The original Resolution of Preliminary and Final Major Site Plan approval was adopted on 12/14/22.

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	

MASTER PLAN REEXAMINATION REPORT & LAND USE PLAN ELEMENT – PUBLIC INPUT SESSION:

The public is invited to attend a regular meeting of the Planning Board to participate in shaping the Township's Master Plan Reexamination Report & Land Use Plan Element, as well as the Natural Resource Inventory. The Master Plan will serve as the basis for future land use and zoning policy decisions in Millstone. This is the final public input session before the public hearing. Please come and share your thoughts!

CLOSED SESSION:

Resolution under the Open Public Meetings Act – Executive Session.

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: