MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
June 10, 2026

Virtual Meeting conducted remotely using Zoom Conferencing Platform

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday June 10, 2026 at 7:30 p.m. and held virtually using the "Zoom" Conferencing Platform. 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/W Zabrosky, Mr. Lambros, Ms. Sinha, and Mr. Cipriano (Alt. II).
Absent:	Mr. Pado, C/M Ziner, Mr. Kotby, Mr. Pepe and Mr. Parrino (Alt. I); 1 vacant seat.
Attending:	Michael Steib, Esq., Board Attorney; Greg Blash, PE, Board Engineer; McKinley Mertz, PP, AICP; Danielle B. Sims, Board Secretary.

Mr. Cipriano was seated for the vacant seat. Secretary Sims confirmed the Board has a quorum.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members of the public for comments on matters before the Board, noting they can use their "raise hand" feature or open their microphone.

With no members of the public present, Chairman Newman closed the public comments session.

MINUTES:

Minutes from March 31, 2026 – Special Meeting not

Chairman Newman introduced the minutes. With no comments from the Board, Chairman Newman made a motion to adopt the Special Meeting Minutes from the March 31, 2026 Planning Board Meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Chairman Newman and Mr. Lambros. Approved 2-0.

Minutes from May 13, 2026

Chairman Newman introduced the minutes. With no comments from the Board, Chairman Newman made a motion to adopt the Minutes from the May 13, 2026 Planning Board Meeting, which was seconded by Ms. Sinha. The Minutes were adopted on a roll call vote: Chairman Newman, C/W Zabrosky, Mr. Lambros and Ms. Sinha. Approved 4-0.

RESOLUTION(S):

Resolution PB2026-08
Amending Resolution PB2026-04, Appointing Artheon, Inc. for Professional NJ Licensed Tree Expert Services for 2026.

Chairman Newman made a motion to memorialize the resolution, which was seconded by C/W Zabrosky. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, C/W Zabrosky, Mr. Lambros, Ms. Sinha and Mr. Cipriano. Approved 5-0.

Resolution PB2026-09
Amending Resolution PB2026-02, Appointing Greg Blash of Leon S. Avakian, Inc. for Professional Engineering Services for 2026.

Chairman Newman made a motion to memorialize the resolution, which was seconded by C/W Zabrosky. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, C/W Zabrosky, Mr. Lambros, Ms. Sinha and Mr. Cipriano. Approved 5-0.

APPLICATION(S) BEFORE THE BOARD:

None.

NEW/OLD BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

Secretary Sims noted all the correspondence is in the Board's document file.

Review of the "Draft" copy of the Municipal Stormwater Management Plan, prepared by Leon S. Avakian, Inc. (5/2026)
Stephen Meyer, an Environmental Scientist from Leon S. Avakian, Inc. presented the Draft copy of the proposed Municipal Stormwater Management Plan. He explained the proposed Plan is in accordance with the most recent stormwater regulations. The Township's Stormwater Infrastructure Map is available on the Township's website. All stormwater basins are supposed to be inspected annually. Basin owners are supposed to submit the inspection reports to the Township and the Township is responsible for keeping the records. Mr. Meyer suggested that Millstone send out letters to basin owners reminding them of their responsibility and to introduce an ordinance, similar to other towns, that declares responsibility and assigns fines to basin owner who do not follow the requirements. The Board supports this and C/W Zabrosky suggested she would bring it to the Township Committees' attention. The regulation should emphasize Open Space to promote healthy, thriving infrastructure. Planner Mertz will also keep this in mind with the Master Plan Reexamination, currently under review.

Mr. Meyer stated the NJDEP "REAL Rules" was extended to July 2027. The Stormwater Control Ordinance is required to be updated by December 2026.

The new section of the Draft Municipal Stormwater Management Plan (MSWMP), explained Mr. Meyer, is the Climate Resiliency Assessment, such as identifying vulnerability areas.

Millstone Township has Five (5) Watershed Management Areas, which is not typical. Millstone Township is a highpoint. The 2025 State Development Redevelopment Plan lists Millstone Township as PA 4B – Rural. There are 15 sub-watersheds in Millstone Township, with significant wetlands (about 20%).

Mr. Meyer reviewed the Development Regulations. He is going to provide feedback to finalize the Draft MSWMP and provide it to the Township Committee for review. Planner Mertz recommended that the Planning Board adopt the final document as an element of the Master Plan. Mr. Lambros requested that certain points "stand out" and requests a list of the unique characteristics so they may be referred to during their review of applications. This will also help applicants to be aware that Millstone is committed to preserving these unique characteristics.

Review of Summary of Responses from the Master Plan Public Information Session
McKinley Mertz, PP, AICP, Board Planner, reviewed the results of the Public Information Session. The results are also posted on the Township's website and were "e-blasted". She stated that the meeting seemed well-received and was happy to see a good representation from various groups, organizations and members of the public. There is an online public input survey available to the public for those who would like to add to their previous comments or for those who could not attend. The link is on the Township's website and was also "e-blasted" to residents. There will be another subcommittee later in the summer and she would like to maybe hold one more public information session (possibly August).

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,

Danielle B. Sims

Danielle B. Sims, Board Secretary