MILLSTONE TOWNSHIP PLANNING BOARD
AGENDA
November 12, 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 Thursday, November 12, 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. **October 14, 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):

AACDML Property, LLC
Block 23, Lot 3 – 535 State Highway 33 (Eastbound)
Granting Three One-Year Extensions of Preliminary & Final Major Site Plan Approval # P21-10 (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~~	

CONSISTENCY REPORT:

CONSISTENCY REPORT OF FINDINGS: Consistency Report – Ordinance No. 26-21 an Ordinance amending Chapter 35 (Land Use Development Regulations), Article 4 (Regulations Applicable to All Zoning Districts), Section 10 (Home Occupation) of the Code of the Township of Millstone, County of Monmouth and State of New Jersey.

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	

2026 MASTER PLAN REEXAMINATION REPORT, LAND USE PLAN ELEMENT, NATURAL RESOURCE INVENTORY AND STORMWATER MANAGEMENT PLAN – PUBLIC HEARING:

The 2026 Master Plan Reexamination Report with Land Use Element and Natural Resource Inventory and 2026 Stormwater Management Plan are being considered pursuant to the requirements of N.J.S.A. 40:55D-89. Following the Public Hearing, the Planning Board may take action.

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):

Kool Vent Mechanical, LLC
Block 60.01, Lot 13 – 484 Monmouth Road
Minor Site Plan and Bulk Variance Application # P26-03

Proposal to convert the existing Northeastern Lumber yard into an HVAC Service Contracting site. The residential and commercial HVAC contractor handles installation, maintenance, service and repairs throughout the state. The site would be used as an administrative headquarters for its Central New Jersey operations. The existing 1 1/2-story commercial building will be used as offices for up to ten (10) employees. The existing 1-story storage building (approved via Waiver of Site Plan in 1984) will be used to repair/store parts and materials used by their service employees to perform off-site maintenance, service and repairs. Retail or storage of systems and appliances on site are not proposed. The existing lean-to and free-standing open-aired structure (both not previously approved) will be removed. No outdoor storage is proposed. Submission Waivers are requested.

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	

CLOSED SESSION (if required):

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: