MILLSTONE TOWNSHIP PLANNING BOARD
SPECIAL MEETING AGENDA
NOVEMBER 30, 2026
2:30 pm

Virtual Meeting conducted remotely using "Zoom"

PLEASE TAKE NOTICE that the Millstone Township Planning Board has scheduled a Special Meeting for Monday, November 30, 2026 at 2:30 p.m. to be to be conducted remotely using the "Zoom" format.
By computer, tablet, smart device and/or internet browser: https://zoom.us/join
By telephone, Dial US Toll Free: +1 (888) 788-0099, (877) 853-5247 or (833) 548-0276
Meeting ID: 675 570 9146 **Passcode: 123**
Full directions for accessing or participating in the meeting can be found on the attached public notice.

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 special 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	☐ _____
☐ Vice-Chairman 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. **November 12, 2026**

Motion _____ **Second**_____

☐ Chairman Newman	☐ ~~Mr. Kotby~~	☐ _____
☐ ~~Vice-Chairman 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.

APPLICATIONS:

Millstone Senior III – Municipally Sponsored Affordable Housing Development
Block 51, Lot 1 – 453 Stage Coach Road
Capital Project Review #P26-04
Capital Project Review for a proposed Municipally Sponsored Affordable Housing Development of a one-story multi-family residential building with 10 one-bedroom age restricted affordable housing apartments.

Motion _____ **Second**_____

☐ Chairman Newman	☐ Mr. Kotby	☐ _____
☐ Vice-Chairman Pado	☐ Mr. Lambros	☐ Mr. Parrino (Alt.I)
☐ Mayor Ferro/C/M Ziner	☐ Mr. Pepe	☐ Mr. Cipriano (Alt.II)
☐ C/W Zabrosky	☐ Ms. Sinha	

EXECUTIVE SESSION (if needed):

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT:

LAND USE DEPARTMENT
TOWNSHIP OF MILLSTONE
470 STAGECOACH ROAD
MILLSTONE TOWNSHIP, NJ 08510
(732) 446-1936

October 16, 2026

TOWNSHIP OF MILLSTONE PLANNING BOARD
NOTICE OF SPECIAL MEETING

PLEASE TAKE NOTICE that the Millstone Township Planning Board has scheduled a **Special Meeting for Monday November 30, 2026 at 2:30 p.m**., a virtual meeting, being conducted remotely using "Zoom" Conferencing Platform. The purpose of this Special Meeting is to hear a Capital Review Project/Site Plan regarding Township of Millstone (P26-04), Block 51, Lot 1.

Members of the public or interested party who may want to attend the virtual meeting may do so by phone: +1 888 788 0099; +1 877 853 5247; +1 833 548 0276 or by logging in using a device:

Join Zoom meeting: https://zoom.us/join

Meeting ID: 675 570 9146 **Passcode: 123**

The agenda and any documents related to the meeting are on file and available for inspection with Planning Board Office of the Municipal Building, 470 Stage Coach Rd. Millstone, New Jersey 08510 during regular business hours and will be available on the Millstone Township Planning Board website: https://millstonenj.gov/meetings/?category=Planning+Board.
Formal action may be taken.

Danielle B. Sims
Planning/Zoning Board Secretary

Distribution:
Planning Board Members
Planning Board Attorney
Township Clerk
Township Administrator
Monmouth County Planning Board
Trenton Times
Asbury Park Press

Posted:
Bulletin Board in Municipal Building
Municipal website

The **Millstone Township Planning Board** will hold its November 30, 2026 Special Meeting using the Zoom Conferencing platform at: https://zoom.us/join

Meeting ID: 675 570 9146 Passcode: 123

One tap mobile:
+19292056099,, 9225936112# US (New York)
+13017158592,, 9225936112# US (Germantown)
Dial by your location:

+1 929 205 6099 US (New York)	+1 888 788 0099 (Us Toll Free)
+1 301 715 8592 US (Germantown)	+1 877 853 5247 (US Toll Free)
+1 312 626 6799 US (Chicago)	+1 833 548 0276 (US Toll Free)
+1 669 900 6833 US (San Jose)	+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)	

Find your local number: https://us02web.zoom.us/u/kchOGRTFx1,

Attending via Computer, Tablet, Smart Device or Internet Browser:
If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted upon entry. When the meeting is opened to the Public for questions and/or comments, please use the "Raise your Hand" option and you will be invited to open your microphone. By clicking on the Q&A icon, you may also submit comments or questions during the public portions of the meeting. Your comment or question will then be read aloud during the Public portion of the meeting.

Attending via Telephone:
You may also use one of the phone numbers above to join the meeting. If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Questions and/or Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

All plans, maps, documents, review memos and any other exhibits regarding any applications for this meeting are on file with Planning Board and are available for public inspection in the Land Use Department at the Municipal Building at 470 Stage Coach Rd., Millstone Township, NJ 08510 during normal business hours or by clicking "Documents" on the Millstone Township Planning Board website for the meeting date at: https://millstonenj.gov/meetings/?category=Planning+Board

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video *and* audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at d-sims@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) calendar days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary, Danielle Sims, who will be hosting the meeting, at 732-446-1936 or via email at d-sims@millstonenj.gov, during normal business hours.