



**MILLSTONE TOWNSHIP PLANNING BOARD
SPECIAL MEETING AGENDA**

**November 1, 2022
7:00 pm**

Wagner Park Farm Facility
4 Baird Road – Millstone Township, NJ 08535

PLEASE TAKE NOTICE that the Millstone Township Planning Board Special Meeting has been scheduled for Tuesday, November 1, 2022 at 7:00 p.m. to be held in person at the Wagner Farm Park facility, 4 Baird Road, Millstone Township, NJ 08535. The purpose of this meeting is for the continued hearing of Application P21-05, Hexa Builders, LLC, Block 11, Lot 19 – 711 Perrineville Road. Formal Action may be taken.

MEETING CALLED TO ORDER: Chairman Newman

READING PUBLIC NOTICE STATEMENT: Ms. Sims, Board Secretary

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: Ms. Sims, Board Secretary

- | | | |
|--|------------------------------------|--|
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> Ms. Riley (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Mr. Pado | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Ms. Sinha | |

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. August 10, 2022

Motion _____

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Ms. Riley (Alt.I)
- Mr. Youngs (Alt.II)

2. October 13, 2021

Motion _____

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Ms. Riley (Alt.I)
- Mr. Youngs (Alt.II)

CONTINUED APPLICATION(S):

1. Hexa Builders, LLC

Block 9, Lot 7 – 711 Perrineville Road

Preliminary and Final Major Site Plan Application # P21-05

Hearing dates: 3/9/22, 5/11/22, 6/8/22, 6/29/22, 7/13/22 and 8/2/22 (cancelled), 8/25/22 (cancelled)



Proposal to develop a 36.5-acre property in the R-MF (Multi-Family) Zoning District with 122 market-rate townhouses across 16 buildings and 48 affordable units within two three-story apartment buildings with associated site improvements.

Motion _____

- Chairman Newman
- Vice-Chairman Pepe*
- ~~Mayor Ferro~~/Mr. Lambros
- C/W Zabrosky*

Second _____

- Mr. Beck
- ~~Mr. Kotby~~
- Mr. Pado
- ~~Ms. Sinha~~
- Mr. Ziner
- ~~Ms. Riley~~ (Alt.I)
- ~~Mr. Youngs~~ (Alt.II)

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT: