



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**February 22, 2024**

**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, February 22, 2024 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

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

**PUBLIC COMMENTS** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. January 10, 2024**

- |   |  |   |
|---|--|---|
| <b>Motion</b> _____                                       | <b>Second</b> _____                          |   |
| <input type="checkbox"/> Chairman Newman                  | <input type="checkbox"/> <del>Mr. Beck</del> | <input type="checkbox"/> Ms. Sinha                      |
| <input type="checkbox"/> Vice-Chairman Pado               | <input type="checkbox"/> Mr. Kotby           | <input type="checkbox"/> <del>Mr. Parrino</del> (Alt.I) |
| <input type="checkbox"/> <del>Mayor Ferro/C/M Ziner</del> | <input type="checkbox"/> Mr. Lambros         | <input type="checkbox"/> _____ (Alt.II)                 |
| <input type="checkbox"/> C/W Zabrosky                     | <input type="checkbox"/> Mr. Pepe            |   |

**RESOLUTION(S):**

**1. Hexa Builders, LLC – Resolution of Denial  
Block 9, Lot 7 – 711 Perrineville Road  
Final Major Site Plan Application # P21-05**

- |   |  |   |
|---|--|---|
| <b>Motion</b> _____                                       | <b>Second</b> _____                          |   |
| <input type="checkbox"/> Chairman Newman                  | <input type="checkbox"/> <del>Mr. Beck</del> | <input type="checkbox"/> Ms. Sinha                      |
| <input type="checkbox"/> Vice-Chairman Pado               | <input type="checkbox"/> Mr. Kotby           | <input type="checkbox"/> <del>Mr. Parrino</del> (Alt.I) |
| <input type="checkbox"/> <del>Mayor Ferro/C/M Ziner</del> | <input type="checkbox"/> Mr. Lambros         | <input type="checkbox"/> _____ (Alt.II)                 |
| <input type="checkbox"/> C/W Zabrosky                     | <input type="checkbox"/> Mr. Pepe            |   |

**2. 2<sup>nd</sup> Extension of Minor Subdivision Approvals for AACDML Property, LLC  
Block 53, Lots 2.03 & 3 (proposed Lots 3.01 & 3.02) – State Highway 33  
Minor Subdivision Application # P21-10 (2<sup>nd</sup> Ext.)**

- |   |  |   |
|---|--|---|
| <b>Motion</b> _____                                       | <b>Second</b> _____                          |   |
| <input type="checkbox"/> Chairman Newman                  | <input type="checkbox"/> <del>Mr. Beck</del> | <input type="checkbox"/> Ms. Sinha                      |
| <input type="checkbox"/> Vice-Chairman Pado               | <input type="checkbox"/> Mr. Kotby           | <input type="checkbox"/> <del>Mr. Parrino</del> (Alt.I) |
| <input type="checkbox"/> <del>Mayor Ferro/C/M Ziner</del> | <input type="checkbox"/> Mr. Lambros         | <input type="checkbox"/> _____ (Alt.II)                 |
| <input type="checkbox"/> C/W Zabrosky                     | <input type="checkbox"/> Mr. Pepe            |   |



**3. Consistency Report – Ordinance No 24-03  
Ordinance Amending Chapter 35 (Land Use Development), Article 5, Section 5-13 (BP, Business Park Zone) and The Schedule of Area, Yard and Building Requirements (Section 5-13.4) of the Revised General Code**

**Motion \_\_\_\_\_**

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

**Second \_\_\_\_\_**

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**APPLICATION(S):**

**1. JLE, LLC – REQUEST TO CARRY TO MARCH 13, 2024**

**Block 20, Lot 3.13 – 5300 State Highway 33  
Preliminary and Final Major Site Plan Application # P21-03**

Proposal to demolish the existing retail golf facility and construct a 282,252 s.f. warehouse/office building with four (4) separate office spaces in the corners (2,400 s.f. per office = 9,600 s.f. office total), 96 loading bays, four (4) loading ramps and four (4) compactor bays, with associated site improvements on an approximately 43-acre property in the PCD Zoning District. Variance relief is required. The Board took jurisdiction on 10/12/22 and carried to 11/9/22, and 12/14/22, but adjourned. Applicant re-noticed for 4/12/23, carried to 5/10/23, 7/12/23, 8/9/23, 10/11/23, 11/8/23 and 12/13/23 without further notice. New notice for 2/22/24. **Extension of Time to Act through 2/29/24\*\*\*.**

**Motion \_\_\_\_\_**

- Chairman Newman
- Vice-Chairman Pado
- ~~Mayor Ferro/C/M Ziner\*~~
- C/W Zabrosky\*

**Second \_\_\_\_\_**

- Mr. Beck\*
- Mr. Kotby\*
- Mr. Lambros\*
- Mr. Pepe\*
- Ms. Sinha
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)

\*Has reviewed records of all meeting(s) not attended regarding this matter

**2. 37 Burnt Tavern, LLC – REQUEST FOR MODIFICATION OF CONDITIONS OF SITE PLAN APPROVAL**

**Block 57, Lot 17.04 (Consolidated Lots 17.02 & 17.03) – 37 & 41 Burnt Tavern Road  
Modification of Preliminary Major Site Plan Application # P21-16-A**

Applicant is seeking a modification of conditions for the Preliminary Major Site Plan approvals memorialized on May 10, 2023 to construct a 148,553 s.f. warehouse building (142,393 sf warehouse and 6,160 office area) on an undeveloped 10.88-acre parcel of land within the BP (Business Park) Zoning District with associated site improvements (Phase I). Phase II would consist of nine (9) additional loading stalls and reconstruction of a portion of the parking area in the front of the building. The request is related to the off-site intersection and roadway improvements.

**Motion \_\_\_\_\_**

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

**Second \_\_\_\_\_**

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**

\*Certified reviewed the recording/transcript and reviewed the Exhibits