



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

December 14, 2022

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 Wednesday, December 14, 2022 at 7:30 p.m. has been changed from being held virtually, to being held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. 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 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. November 1, 2022 – Special Meeting

- | | | |
|--|------------------------------------|--|
| Motion _____ | Second _____ | |
| <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 | |

2. November 9, 2022

- | | | |
|--|------------------------------------|--|
| Motion _____ | Second _____ | |
| <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 | |

3. December 1, 2022 – Special Meeting

- | | | |
|--|------------------------------------|--|
| Motion _____ | Second _____ | |
| <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 | |

*Certified reviewed the recording/transcript and reviewed the Exhibits



RESOLUTION(S):

1. AACDML Property, LLC

**Block 23, Lots 3 and 2.03 (proposed Lots 3.01 and 3.02) – State Highway 33 (Eastbound)
Minor Subdivision and Preliminary and Final Major Site Plan and Variance Application # P21-10**

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. Hexa Builders, LLC (RESOLUTION OF DENIAL)

**Block 9, Lot 7 – 711 Perrineville Road
Preliminary and Final Major Site Plan Application # P21-05**

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)

APPLICATION(S):

1. Request for an Extension of Time for Filing Minor Subdivision

**CRP/CHI Showplace Farms Owner, LLC
Block 23, Lot 8 (proposed Lots 8.01 and 8.02) – 505 State Highway 33
Minor Subdivision and Bulk Variance Application # P21-15 (Ext.)**

Request for an Extension of Time to file the Minor Subdivision approved by the Planning Board on February 9, 2022. The approval granted a two-lot minor subdivision of the 140.1-acre site in the PCD zoning district; whereas proposed Lot 8.01 would contain a 1,000,000 s.f. warehouse and Lot 8.02 would contain a 220,000 s.f. warehouse with car/trailer parking and a wet pond basin. Lot 8.02 would not have any direct access to a public right-of-way. The warehouses were granted site plan approval under application P19-12 and construction is almost complete.

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. JLE, LLC

**Block 20, Lots 3.12 & 3.13 – 530 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 October 12, 2022 and carried without further notice to 11/9/22, then 12/14/22.

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)

*Certified reviewed the recording/transcript and reviewed the Exhibits



3. 37 Burnt Tavern, LLC
Block 57, Lots 17.02 & 17.03 – 37 & 41 Burnt Tavern Road
Preliminary Major Site Plan Application # P21-16

Proposal 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. Applicant is only seeking Preliminary Major Site Plan approvals and is not seeking any variance relief at this time. The Board took jurisdiction on October 12, 2022 and carried without further notice to 11/9/22, then 12/14/22.

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: