



**MILLSTONE TOWNSHIP PLANNING BOARD  
MINUTES  
October 12, 2022**

The Millstone Township Planning Board regular meeting was called to order by Mr. Ziner on Wednesday, October 12, 2022 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law, including a notice for change of venue from being held virtually, to be held at the Municipal Meeting Room, in person.

Ms. Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Mr. Lambros, C/W Zabrosky, Mr. Beck, Mr. Pado, Ms. Sinha, and Mr. Ziner.

Absent: Chairman Newman, Mr. Kotby, Mr. Pepe, Ms. Riley (Alt. I) and Mr. Youngs (Alt. II).

Attending: Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; M. McKinley Mertz, AICP, PP, Board Planner; Danielle B. Sims, Board Secretary; Angela Buonantuono, Court Reporter.

In the absence of Chairman Newman and Vice-Chairman Pepe, Mr. Ziner was seated as acting Chairman for the meeting. Prior to the meeting, Mr. Kotby was sworn in as regular member of the Planning Board, filling the unexpired term of Ms. Balint, who resigned. Ms. Riley (not present) was appointed by the Township Committee to fill Mr. Kotby's seat as Alternate and will be sworn in prior to her first meeting.

**PUBLIC COMMENTS:**

Mr. Ziner opened the meeting up to members of the public for comments on matters not before the Board. With no members of the public coming forward, Mr. Ziner closed the public comments session.

**MINUTES:**

Minutes from August 10, 2022 and October 13, 2021 were carried to the next meeting.

**RESOLUTION(S):**

**GREEN, GEORGE**

**Block 62, Lot 16.02 (proposed lots 16.03 & 16.04) – 97 & 103 Stage Coach Road  
Request for a Second Extension of Approval for Minor Subdivision Approval # P19-11**

The Board was provided with a copy of the draft resolution in advance of the meeting. Committeewoman Zabrosky made a motion to adopt the resolution approving a second extension of time, granting an additional ninety-day extension, commencing the date of memorialization of resolution, which was seconded by Ms. Sinha. The resolution was adopted on the following roll call vote: Mr. Lambros, C/W Zabrosky, Mr. Beck, Ms. Sinha, and Mr. Ziner.

**Township of Millstone – 6 Novad Court  
Block 57.01, Lot 20.01 – 6 Novad Ct.  
Preliminary and Final Major Site Plan Application # P22-04**



The Board was provided with a copy of the draft resolution in advance of the meeting. Mr. Lambros made a motion to adopt the resolution of approval, which was seconded by Mr. Beck. The resolution was adopted on the following roll call vote: Mr. Lambros, C/W Zabrosky, Mr. Beck, Ms. Sinha, and Mr. Ziner.

#### **APPLICATION(S) BEFORE THE BOARD:**

##### **REQUEST TO ADJOURN (New notice would be provided)**

##### **XXXIII ASSOCIATES/RIVERSIDE CENTER, LLC**

##### **Block 18.01, Lots 1, 2, 3 & 4 – Farrington Blvd. & Debaun Road (future Lots 1.01 and 1.02) Minor Subdivision, Preliminary & Final Major Site Plan and Variance Application # P21-13**

Proposal to modify existing subdivision lines to increase lot size of Lots 1 & 2 and to consolidate Lots 1 & 2 into one lot (proposed Lot A), and to consolidate the remaining portions of Lots 3 & 4 into one lot (proposed Lot B). Applicant proposes to construct a 60,000 s.f. warehouse on proposed Lot A (57,600 s.f. warehouse, 2,400 s.f. office) and associated site improvements. The Board heard this application on 4/13/22, public session was closed, hearing adjourned to 6/8/22, 7/13/22 and then 10/13/22. Applicant is requesting that the application be adjourned.

Mr. Licata appeared on behalf of the applicant. He stated that the applicant has only the previous day reached an agreement with the tenant to reduce the height of the proposed building and redesign the footprint of the building, eliminating the need for variance relief. They are revising the plans to reflect the necessary changes and would like to resubmit for review, prior to the continued hearing. Mr. Licata stated that they would provide new notice for the next hearing date.

Ms. Lorali Totten, Engineer for the project stated that the revisions are underway and may only take two weeks to complete. Ms. Totten clarified that the application will still require a variance for parking in the front yard as it is surrounded

The Board suggested possible new hearing dates of December 14, 2022 or January 11, 2023 (Re-org.). The applicant will provide new and will provide the necessary extension of time to act.

##### **Force 5 Holdings, LLC**

##### **Block 18, Lot 2.04 – 8 Farrington Rd.**

##### **Preliminary and Final Major Site Plan Application # P22-01**

##### **(Carried without further notice from 8/10/22 meeting)**

Proposal to construct a 2-story indoor recreation facility, totaling 40,700 s.f., for activities such as cricket, badminton, laser tag, pin pong, arcade and other such related activities. Hours of operation would be between 6:00 am and 11:00 pm, seven days a week with 5-10 employees and 50-80 customers at a time.

Mr. Steib, Esq. stated the Board took jurisdiction on this application on August 10, 2022 and the matter was carried to this meeting without further notice and the Board continues to have jurisdiction.

Mr. Peter Licata, Esq. entered his appearance on behalf of the applicant. He provided a brief summary of the application.

Mr. Steib, Esq., reviewed the exhibits provided to the Board and the additional exhibits as marked below:

Exhibit A-1: Jurisdictional Notice (Proof of Service)

Exhibit A-1b: Jurisdictional Notice (Proof of Service)



- Exhibit A-2: Application, Checklists and Administrative Forms
- Exhibit A-3: Correspondence & Transmittals
- Exhibit A-4: Will Serve – Utility Letters
- Exhibit A-5: Monmouth County Development Review Final Approval, 3/14/22
- Exhibit A-6: Traffic Statement, prepared by McDonough & Rea Associates, dated 2/16/22
- Exhibit A-7: Environmental Impact Statement, prepared by Crest Engineering, dated 2/9/22
- Exhibit A-8: Stormwater Management Report, prepared by Crest Engineering, dated 2/9/22
- Exhibit A-9: Color Rendering Elevations, prepared by Perez + Rodasti, 3/25/22
- Exhibit A-10: Aerial Display, prepared by Crest Engineering, 1 sheet, 2/9/22
- Exhibit A-11: Architectural Plan, prepared by Perez + Rodasti, 3 sheets, 2/14/22
- Exhibit A-12: Site Plan, prepared by Crest Engineering, 11 sheets, revised 2/9/22
- Exhibit A-13: Crest Engineering letter dated 7/21/22 indicating height of structure is change to remove height variance relief
- Exhibit A-14: Cover Sheet, page 1 of 11 of Preliminary and Final Major Site Plan set, redlined 7/19/22 to address height items in Zoning Schedule
- Exhibit A-15: Revised Architectural Plan and Rendered Elevations, prepared by Perez + Rodasti, 5 sheets, 7/18/22
- Exhibit A-16: Extension of Time to Act through August 31, 2022
- Exhibit A-17: Extension of Time to Act through November 30, 2022
- Exhibit A-18: Rendered Site Display, prepared by Crest Engineering, 1 sheet, dated 6/8/22
- Exhibit A-19: Exterior Material Sample Board Display (photo only, display returned to Architect)
- Exhibit P-1: Completeness Determination dated 3/23/22
- Exhibit P-2: Engineer's Review dated 4/18/22
- Exhibit P-3(a): Planner's Review dated 4/19/22
- Exhibit P-3(b): Planner's Review revised 8/5/22
- Exhibit P-4: Environmental Commission Review dated 4/26/22
- Exhibit P-5: Shade Tree review dated 4/27/22
- Exhibit P-6: Fire Official Review dated 3/30/22

The following witnesses were sworn in and were under oath:

Matt Shafai, PE, PP – Board Engineer  
M. McKinley Mertz, AICP, PE – Board Planner  
Loralie Totten – Applicant's Engineer  
Stephen Rodasti – Applicant's Architect  
Vickram Bhimarasetti – Force 5 Holdings, LLC  
Jay Troutman – Applicant's Traffic Engineer

Mr. Licata, Esq. explained that the applicant is a group of longtime friends proposing a 40,000 square foot recreation building. It is a conforming use with a conforming roof height, meets the required setback, lot and building coverage.

Ms. Totten was sworn in and provided her credentials as a professional licensed engineer and was accepted as a professional in her field. She described the site and the surrounding area as being part of a subdivision in the industrial park. As part of the major subdivision approval, the site obtained a NFA (No Further Action) from the NJDEP for remediation of the arsenic found on



site. The existing barn on the site will be repurposed to be part of the fire suppression system for the site. Ms. Totten explained how the septic and water systems would operate, coordinating with the adjacent lots which were subject of the original subdivision.

The Millstone River winds through the rear of the property, there are conservation easements on the site that are already on record. The area drains primarily to the Millstone River, with a small amount draining towards Monroe Township.

Ms. Totten explained that the application would meet all of the required bulk requirements. The indoor recreation center would provide badminton, laser tag, Cricket and ping pong, with a total floor area of 40,700 s.f., including 17, 741 s.f. for the upper floor with a large area open to the floor below containing 22, 959 s.f. She explained that there is a covered entry in the front with handicap ramps leading to the covered entry. There are 71 parking spaces proposed, three of which are ADA compliant. Parking on the site will include two E.V. (Electric Vehicle) parking spaces.

Loading and unloading will be limited to box truck and other delivery vehicles and would be coordinated to not interfere with peak use of the building. Trash will be picked up by private hauler.

The site would require the applicant to export between 9,000 c.y. and 12,000 c.y. of fill. Mr. Shafai noted that this would require a Soil Removal/Fill application and permit from the Board.

The proposed recreation facility will provide areas for parties, such as a laser tag birthday party. There would be a separate drop off area that would bring guest down a hallway and directly to one of the party rooms.

Ms. Totten reviewed the proposed drainage, septic and well design. The backwash will drain to a drywell structure on site. An Operation & Maintenance (O&M) Manual will be provided once the stormwater system is fully approved for the owner's maintenance.

Ms. Totten reviewed the site lightning plan, which would include directed LED lighting. There are some areas near the entrances which will exceed the maximum lighting levels. Ms. Totten suggested that LED lighting such as this would have some "hot spots," which would require a design waiver. The "hot spots" would be in areas that would have night time pedestrian traffic (the site will be open to the public in the evenings).

Mr. Pado inquired about mail service for the site. Ms. Totten was not sure. Mr. Pado is concerned that Farrington Blvd would become a major roadway and would be hard for mail service to be delivered to a mailbox on the side of the road. Mr. Licata stated that the location size and type of mailbox service is at the determination of the US Postal Service and they would follow their requirements.

Mr. Lambros inquired if there will be any irrigation to the proposed landscaping to ensure the health of the plantings. Ms. Totten said they would have a maintenance plan and Mr. Licata stipulated that they would include some irrigation. Ms. Totten suggested that a drip line is the most efficient way to achieve this.

Ms. Zabrosky inquired about the lighting levels that would require a design waiver. Ms. Totten reviewed the proposed lighting, which appears to be up to 2.5 f.c. at the driveway entrance.



Councilwoman Zabrosky is concerned that this is too high. Ms. Mertz explained that the intent of this ordinance is to not create spillage onto adjacent (and residential) lots. She said that this is not applicable at this location and is not as much a concern. Ms. Totten offered that they may be able to swap these proposed lights from Type “B” to the Type “A” lighting and would submit and work out a dimming schedule with Mr. Shafai, the Board Engineer.

Mr. Ziner asked about the proposed septic system for the site. Ms. Totten explained that there is a common, shared septic system for the subdivision area. This system was approved by the NJDEP for Waste Water and Treatment Works Approval (TWA).

The proposed building would be thirty-five foot in height as revised on Exhibits A-14 and A-15.

Mr. Stephen Radasti was sworn in and provided his credentials as a licensed professional architect. The Board accepted him as a professional architect. He described the proposed floor plan as shown on Exhibit A-15. When you walk in the main door, there is a registration and waiting area. This entry level opens to look down on the lower level of the building to allow for additional needed height for the badminton, which requires 40’ in height for regulation, and other activities that require 20’ in height. Recreational sports such as Cricket, ping pong, laser tag, arcade, locker rooms, two party rooms and a pantry storage to hold food brought in from outside. There would not be any food service done on site.

Ms. Mertz noted that the applicant requires a design waiver for the proposed stucco façade and metal panels. The ordinance only allows for split-faced block. The proposed EFIS area is more than 15% and would require design waiver. The proposed roof line also requires design waiver for the split pitches in order to allow the required 40’ heights for the various indoor recreational activities. He believes the design is aesthetically pleasing and is similar to the style he applied in designing the RV park on Route 33. The building will not be LEED certified, but will implore several energy efficient details. Committeewoman Zabrosky inquired what the added height would be if the building met the required pitch. Ms. Mertz confirmed that if a flat roof were proposed, it, too, would require a design waiver. She noted that there are some conflicts in the design requirements and the application would either need a design waiver for the pitch or for the height. Mr. Radasti stated the pitched roof is more aesthetically pleasing.

The Board opened this witness to the public.

Ms. Dorothy Sluzas of 7 Arrowhead Way appeared and asked about the barrier to be used to to the lower level. Mr. Radasti stated it would meet the IBC (International Building Code).

There were no other members that had questions of this witness. Public questions for this witness was closed.

Mr. Vickram Bhimarasetti, the applicant, explained that the facility is to be used for training, practice and play. The “Team Combat” area is to be used for the proposed laser tag area. Cricket and badminton would be primarily used very early morning and late evening hours, typically for those who would like to practice before or after typical work hours. The locker rooms would not contain any showers, and would only be used for changing room areas. They anticipate peak hours on weekends to be from 10:00 am to 5:00 pm and would also hold birthday parties. He described the proposed staff for the laser tag area, requiring at least 3 staff members. There would be additional staff assigned to birthday parties. Two employees would



oversee the cricket and badminton areas and 3-4 employees would be on site to oversee the laser tag areas. If all areas are booked (the cricket cages and badminton areas, etc.), there may be up to 75 people on site. The floor manager would ensure the time slots are being followed and would be overseeing the security of the building. The scheduling system will regulate the number of people on the site. It may require them to cut slots for certain activities to not overburden the facility.

Committeewoman Zabrosky is concerned with guests parking at adjacent sites and misusing police resources for enforcement. Mr. Bhimarasetti stated that they would be able to regulate the number of people because anyone using the facility would need to register for their time slot and they can adjust at necessary. He stated that there is no spectator seating within the building that would encourage people to stay and watch. They will not host/sponsor any tournaments; however, a user may register for time slots and hold their own tournament within the time slots available. Vending machines would be on site and available for guest use, but there would not be any food prepared on site.

This Board opened this witness to the public.

Ms. Dorothy Sluzas asked if there would be anyone on site would be first aid or CPR certified. Mr. Steib stated that this is not a zoning regulation. Mr. Ziner said that would be up to the pleasure of the applicant.

There were no other members of the public that had questions of this witness.

**The Board took a five-minute recess.**

Upon returning into session, due to the late hour, Mr. Steib asked if Mr. Pape if he would like to be carried to the November 9, 2022 Planning Board meeting for the following two applications:

**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.

**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.

Mr. Pape asked if the Board would carry the applications to be placed on the November 9, 2022 Planning Board meeting. Mr. Steib indicated that he reviewed the proof of service for both applications and that they were correct so that the Board has jurisdiction to hear the



applications. Mr. Pape offered an extension of time to act on both applications through December 31, 2022, and would extend beyond, if necessary.

As such, it was announced that these two applications would be carried to the November 9, 2022 Planning Board meeting at 7:30 pm, to be held at the Municipal Meeting Room, 215 Millstone Road, without any further notice.

**Continuing with the ongoing hearing for:**

**Force 5 Holdings, LLC  
Block 18, Lot 2.04 – 8 Farrington Rd.  
Preliminary and Final Major Site Plan Application # P22-01**

Mr. Jay Troutman was sworn in and provided his credentials as a licensed professional traffic engineer. The Board accepted him as a professional traffic engineer. Mr. Troutman described the various uses and how the registering for time slots would regulate the number of people on site at a given time. The anticipated maximum number of people on site includes the proposed laser tag participants. In his opinion, it is anticipated that the proposed parking spaces would satisfy the demand of those on site. Mr. Troutman described the proposed site circulation and access as shown on the plan. The applicant would designate a "drop-off" zone for guests. Mr. Shafai confirmed that the Board is considering a "recreation center" and does not specify each of the sports or activities. Mr. Steib suggested that if there is a permitted use and a parking standard is met by any existing approvals, the applicant should not have to come back to the Board, but if they would exceed any standards or intensification, they may be required to come back to the Board.

The Board opened this witness to the public for comments and questions.

Ms. Dorothy Sluzas of 7 Arrowhead Way appeared and asked about the use of the arcade and is concerned it may become a high school hang out. Mr. Bhimarasetti stated that the arcade area is intended to be used by the guests already using the site.

With no other members of the public having comments, the public session was closed.

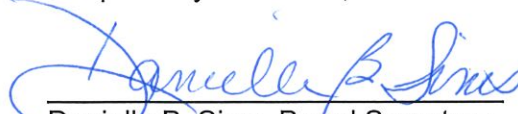
Ms. Mertz stated that the three design waivers appear to be appropriate. There were no further comments or questions from the Board.

Mr. Pado made a motion to approve the application with the conditions and testimony placed on record and addressing outstanding professional comments, which was seconded by Mr. Beck. The application was approved with the following roll call vote in favor: Mr. Lambros, C/W Zabrosky, Mr. Beck, Mr. Pado, Ms. Sinha, and Mr. Ziner; none against.

**BOARD DISCUSSION:**

With no further business, and with all in favor, Mr. Ziner closed the meeting.

Respectfully submitted,

  
Danielle B. Sims, Board Secretary