



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**March 8, 2023**

**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, March 8, 2023 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"/> Mr. Ziner         |
| <input type="checkbox"/> Mr. 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"/> _____ (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. February 8, 2023**

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

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

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

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. February 16, 2023 – Special Meeting**

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

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

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

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- \_\_\_\_\_ (Alt.II)

**RESOLUTION(S):**

**1. PB2023-07 Adopting Rules and Regulations (By-laws) of the Township of Millstone Planning Board**

**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)
- \_\_\_\_\_ (Alt.II)



**2. Novad Court, LLC**  
**Block 57.01, Lot 19.03 – Novad Court and Pine Drive**  
**One-Year Extension of Preliminary and Final Major Site Plan Application # P19-03(Ext.)**

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

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

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

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

**MASTER PLAN:**

**Millstone Township’s Housing Element and Fair Share Plan – Public Hearing and Adoption of Proposed Amendments**

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the “Housing Plan Element and Fair Share Plan” of the Millstone Township Master Plan. The purpose of the public hearing is to hear comments from all interested parties regarding a proposed updates to the "Housing Plan Element and Fair Share Plan" Master Plan document, which was prepared by Heyer, Gruel & Associates. The Board shall consider and may take action to adopt the (HEFSP) Master Plan document.

**APPLICATION(S):**

**1. 37 Burnt Tavern, LLC**  
**Block 57, Lot 17.04 (Consolidated 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, 12/14/22, 1/11/23, 2/8/23 then 3/8/23. Extension of Time to Act through 4/30/23.

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

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

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

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

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**

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