



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

April 12, 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, April 12, 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. March 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)

RESOLUTION(S):

1. PB2023-07 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.

- 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)



APPLICATION(S):

1. Continued for purposes of a vote only:

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, 3/8/23 and 4/12/23 for the purposes of a vote only. 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)

2. JLE, LLC

Block 20, Lot 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, and 12/14/22, but adjourned for revisions on new notice. New hearing date 4/6/23. 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