



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

June 12, 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 Wednesday, June 12, 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. May 8, 2024

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

RESOLUTION(S):

Consistency Report – Ordinance No 24-10

Ordinance Amending Chapter 35 (Land Use and Development Regulations), Article 4 (Regulations Applicable to All Zoning Districts), Section 35-4-14 (Stormwater Management).

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

Consistency Report – Ordinance No 24-11

Ordinance Amending Chapter 35 (Land Use and Development Regulations), Article 2 (Definitions), Section 35-2-2 (Specific Definitions), Article 4 (Regulations Applicable to All Zoning Districts), Sections 35-4-9.3 (Height Restrictions) and 35-4-9.11 (Accessory Building Size Restrictions), Article 5 (Zoning District Regulations), Sections 35-5-6.2, 35-5-6a.2, 35-5-6b.2, 35-5-7.2 and 35-5-9.2 (Permitted Accessory Uses).

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



APPLICATION(S):

1. REQUEST FOR THIRD EXTENSION OF MAJOR SITE PLAN APPROVALS

YS Millstone, LLC (Approvals previously granted to Yomesh Patel)

Block 24, Lot 6 – 455 Route 33

Preliminary and Final Major Site Plan Application # P19-05 (Ext.)

Request for a Third (& Final) Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 7,387 s.f. (previously approved at 7,472 s.f., but reduced per the NJDEP review comments) with associated site improvements. Property 1.28-acres and is located in the HC Zone and there have been no changes in the zoning since the 2020 approvals. (Also known as KSV Investments, LLC)

2. JLE, LLC

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, carried to 3/13/24, 5/8/24 and 6/12/24 without further notice. Extension of Time to Act through 6/30/24.

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- ~~Mayor Ferre~~/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

**Pending review of the 5/8/24 Planning Board meeting

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: