



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

March 13, 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 Thursday, March 13, 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. February 22, 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):

1. 37 Burnt Tavern, LLC

**Block 57, Lot 17.04 (Consolidated Lots 17.02 & 17.03) – 37 & 41 Burnt Tavern Road
Approval of Modification of Conditions of Preliminary Major Site Plan Application # P21-16-A**

- | | | |
|---|--------------------------------------|---|
| 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 TO RECONSIDER AND REOPEN THE APPLICATION

**Hexa Builders, LLC
Block 9, Lot 7 – 711 Perrineville Road
Final Major Site Plan Application # P21-05**

Proposal to develop a 36.5-acre property in the R-MF (Multi-Family) Zoning District with 122 market-rate townhouses across 16 buildings and 48 affordable units within two three-story apartment buildings with associated site improvements. Preliminary Site Plan Approval was granted on 1/11/23. On January 19, 2024, the Planning Board voted (8-0) to deny the application, the resolution was not yet adopted. The applicant has



submitted a request to reconsider and reopen the application to allow the applicant to proceed to address the conditions of the preliminary site plan approval and return to the Board for a continued hearing for final site plan approval at a future date. An extension of time to adopt the resolution of denial is granted while the Board considers the request for reconsideration.

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- ~~Mayor Ferro~~/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck*
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- ~~Mr. Parrino~~ (Alt.I)
- _____ (Alt.II)

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 without further notice. Extension of Time to Act through 4/30/24.

Motion _____

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

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: