



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

May 8, 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, May 8, 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. April 10, 2024

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)

RESOLUTION(S):

None.

REQUEST FOR SUBMISSION WAIVERS:

1. King’s Den Lounge, LLC

Block 24, Lot 1 – 2 Conover Rd.

Minor Site Plan Application #P24-02

Request for submission waivers for Minor Site Plan Application proposal to convert the existing building, previously used for Barrett Outdoors (P13-07-office, design and showroom), into a Category 2 Restaurant to serve coffee and prepared food. The restaurant is proposing a band area for live music on weekends. The restaurant will have seating for nineteen (19) patrons, plus a lower seating area and have 2-3 employees on site. Business hours are proposed to be 5:00 pm to 11:00 pm daily. Ten (10) parking spaces are proposed, including one handicap space and no exterior site improvements are proposed. Not a public hearing, only for submission waivers.

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)



APPLICATION(S):

1. 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 and 5/8/24 without further notice. Extension of Time to Act through 6/30/24.

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- ~~Mayer 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

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits