



**MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
December 11, 2024**

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, December 11, 2024 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Ms. Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Chairman Newman, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha.

Absent: Mr. Pado, C/M Ziner, Mr. Beck, Mr. Pepe and Mr. Parrino (Alt. I); 1 vacant seat (Alt.II).

Attending: Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, Board Planner; Danielle B. Sims, Board Secretary.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members the public for comments on matters not before the Board. With no members of the public coming forward, Chairman Newman closed the public comments session.

MINUTES:

Minutes from October 9, 2024

Chairman Newman introduced the minutes. With no comments from the Board, Mr. Lambros made a motion to adopt the Minutes from the October 9, 2024 Planning Board Meeting, which was seconded by Chairman Newman. The Minutes were adopted on a roll call vote: Chairman Newman, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.

Minutes from December 4, 2024 – Special Meeting

Chairman Newman introduced the minutes. With no comments from the Board, Chairman Newman made a motion to adopt the Minutes from the December 4, 2024 Special Planning Board Meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Chairman Newman, C/W Zabrosky and Mr. Lambros. Approved 3-0.

RESOLUTION(S):

Michael Bucca & Darlene Rosetti

Block 57, Lot 27.02 – 15 Pine Drive

Granting Relief from Conditions of Approval – Application # P24-05

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Ms. Sinha made a motion to memorialize Resolution P24-05, approving the request for relief from conditions of prior approval, which was seconded by Mr. Kotby. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.



**US Tank Painting, Inc.
Block 16, Lot 9.06 – 900 Rike Drive
Preliminary and Final Major Site Plan and Variance Application # P24-03**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting Mr. Lambros made a motion to memorialize Resolution P24-03, approving the application, which was seconded by C/W Zabrosky. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.

APPLICATION(S) BEFORE THE BOARD:

**REQUEST FOR INFORMAL REVIEW
1100 Rike Drive Group, LLC
Block 16, Lot 9.07 – 1100 Rike Drive
Informal Review Application # P24-08-C**

Request for an Informal Review to construct a 90' x 224' proposed flex building in the Moto Industrial Park (SD 1992), in the BP zone. See also prior application P08-13.

Chairman Newman noted that the applicant has requested to be adjourned. Attorney Stieb noted it is an application for an Informal Review and notice is not required, no action is necessary from the Board. The applicant will advise when they would like to be placed on an agenda.

**REQUEST FOR A ONE-YEAR EXTENSION OF APPROVALS
Force 5 Holdings, LLC
Block 18, Lot 2.04 – 8 Farrington Blvd.
Application # P22-01 (Ext.)**

Request for a one-year extension of approvals granted to construct a 2-story indoor recreation facility totaling 40,700 sf (17,741 sf upper level & 22,959 sf lower level) for activities such as cricket, badminton, laser tag, pin pong, arcade and other such related activities. Hours of operation would be between 6:00 am and 11:00 pm, seven days a week with 5-10 employees and between 50-80 customers at a time. Resolution of approval P22-01 was memorialized on 11/9/2022.

Mr. John Rentschler, Esq. entered his appearance on behalf of the applicant. Attorney Steib stated that the approvals granted in November 2022 expired in November 2024.

The following witnesses were sworn in and were under oath:

- Matt Shafai, PE, PP – Board Engineer
- McKinley Mertz, PP, AICP – Board Planner
- Lorali Totten, PE, PP – Applicant's Engineer

Mr. Rentschler explained that the applicant is working on obtaining all of their approvals. They are finalizing their developer's agreement. there has not been any zone change on this property since the Board approvals and there are no changes in the immediate vicinity of the project.

Ms. Lorali Totten, PE, PP, was sworn in. She has appeared before the Board many times and has been accepted as a professional licensed Engineer and Planner. Ms. Totten provided a status of the outside agency permitting

Chairman Newman opened the matter to the public. With no members of the public coming forward, Chairman Newman closed this matter to the public.

The Board had no further comments on this matter. Chairman Newman made a motion to grant a one-year extension of approvals, subject to the conditions of the original approval, which was



seconded by Ms. Sinha. The motion passed with the following roll call vote in favor: Chairman Newman, C/W Zabrosky, Mr. Kotby, Mr. Lambros and Ms. Sinha. Approved 5-0.

CORRESPONDENCE/BOARD DISCUSSION:

The Planning Board reviewed a memo from Attorney Steib regarding recent case law and maintaining the validity of the Master Plan. He reminded the Board is required to do a Re-examination at least every ten-years.

There were no other Board discussion matters.

EXECUTIVE SESSION:

C/M Ziner called for the Board to go into Executive Session in order to discuss litigation, making a motion to adopt a resolution under the Open Public Meetings Act to go into executive session; which was seconded by Chairman Newman. On a roll call vote in favor: Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Kotby, Mr. Lambros, and Ms. Sinha; none opposed. With all Board members in favor, applicants and members of the public were excused from the public meeting room for the executive session.

The Board returned to the public session on a motion from Chairman Newman to end the Executive Session and continue with the regular Planning Board meeting; which was seconded by C/M Ziner, with all in favor; none opposed.

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,

A handwritten signature in blue ink that reads "Danielle B. Sims".

Danielle B. Sims, Board Secretary