

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
FEBRUARY 9, 2022**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Planning Board meeting scheduled for **WEDNESDAY, FEBRUARY 9, 2022 at 7:30 p.m.** is being conducted remotely using the “Zoom” format. When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN THE LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

This meeting is being held remotely as the conditions attendant to the emergency compromise the safety of board members and members of the public if the meeting were conducted in person.

Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Planning Board or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Planning Board web site home page

<https://www.millstonenji.gov> or join the meeting at:

Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112>

Meeting ID: 922 593 6112

One tap mobile

+19292056099,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video and audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at m-peerboom@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) business days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

All plans, maps and papers regarding this matter are on file with Planning Board and are available for public inspection on the Millstone Township Planning Board website at

<http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary m-peerboom@millstonenj.gov during normal business hours who will be hosting the meeting.

MEETING CALLED TO ORDER:	Chairman Newman
READING OF ADEQUATE NOTICE:	Secretary
FLAG SALUTE:	Chairman Newman
MEMBERS SWORN IN:	Attorney Steib
ROLL CALL:	Secretary

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____
 Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____
 Alt2Youngs _____

APPROVAL OF MEETING MINUTES: JANUARY 12, 2022

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Lambros (Mayors Designee) _____
 Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

PUBLIC COMMENT PORTION: 15-Minute Limit

REVIEW AND RECOMMEND:

ORDINANCE NO. 22-01

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT)
ARTICLE 5, (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL CODE OF THE
TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

Alt2Youngs _____

NEW APPLICATIONS:

P21-12 515 STATE ROUTE 33,LLC – Block 25 Lot 5.01, 6 & 7 know as 515 State Highway 33 consisting of .893 acres located in the HC Zoning District. Applicant seeks Preliminary and Final Site Plan approval to construct a funeral home. A variance is required for parking space setback of 18.4’ where 20’ is required.

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

Alt2Youngs _____

P21-04 TOTALSTONE LLC – Block 43, Lot 4.02 known as 4 Wren Haven Drive consisting of 5.27 acres located in the BP Zoning District. Applicant seeks Amended Preliminary and Final Major Site Plan Approval for outdoor storage. The property also has frontage on County Route 526 (no access) and Interstate 195 (no access). The property is improved with a 44,687+/- square foot warehouse building. The applicant does not request any expansion of the building footprint or size. The applicant does not request any modification of the use of the existing building.

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

Alt2Youngs _____

P21-15 CHR/CHI SHOWPLACE FARMS OWNER LLC – Block 23, Lot 8 known as 505 State Highway Route 33 consisting of 140.08 acres located in the PCD Zoning District. Applicant seeks Subdivision Approval, with variance relief to create two (2) separate lots, one for each of the approved and under construction warehouse buildings.

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

Alt2Youngs _____

OLD BUSINESS:

Special Meeting February 24, 2020

Motion _____ Second _____

Roll Call:

Balint _____ Beck _____ Curtis _____ Ferro _____ Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

Alt2Youngs _____

NEW BUSINESS:

ADJOURNMENT: