



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

APRIL 13, 2022

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, April 13, 2022 at 7:30 p.m. has been changed from being held virtually, to being held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

MEETING CALLED TO ORDER: Chairman Newman

READING PUBLIC NOTICE STATEMENT: Ms. Sims, Board Secretary

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: Ms. Sims, Board Secretary

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> _____ (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Ms. Curtis | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Mr. Pado | |

CORRESPONDENCE:
Correspondence provided in Board Meeting Package

APPROVAL OF MINUTES:

1. March 9, 2022

- | | | |
|--|-------------------------------------|--|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> _____ (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Ms. Curtis | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Mr. Pado | |

RESOLUTIONS:

1. Millstone Plaza, LLC

**Block 24, Lot 4 – Route 33
Preliminary and Final Major Site Plan Application # P21-01**

- | | | |
|--|-------------------------------------|--|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> _____ (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Ms. Curtis | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Mr. Pado | |

2. Consistency Report – Ordinance No. 22-05

Chapter 35 (Land Use and Development), Article 5 (Zoning District Regulations), BP and PCD Zones

- | | | |
|--|-------------------------------------|--|
| Motion _____ | Second _____ | |
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> _____ (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Ms. Curtis | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Mr. Pado | |



NEW APPLICATION(S):

1. GREEN

**Block 62, Lot 16.02 (proposed lots 16.03 & 16.04) – 97 & 103 Stage Coach Road
Extension Request for Approval granted for Minor Subdivision Application # P19-11**

Request for an extension of approval granting a two-lot subdivision of a 9.83-acre lot in the R130 Zoning District. Proposed Lot 16.04 (#97 Stage Coach Road, 3-acres) will maintain an existing dwelling and swimming pool. Proposed Lot 16.03 (#103 Stage Coach Road, approximately 6.6-acres) will be a single-family residential building lot. No variance relief was required to create this subdivision. Applicant is requesting an extension as the subdivision must have been perfected and filed within 190 days of the resolution memorialization, which expired on 9/17/20.

Motion _____

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

Second _____

- Ms. Balint
- Mr. Beck
- Ms. Curtis
- Mr. Pado

- Mr. Ziner
- _____ (Alt.I)
- Mr. Youngs (Alt.II)

2. TOTALSTONE, LLC, c/o Robert McKay

**Block 53, Lot 4.02 – 4 Wren Haven Drive
(Amended) Preliminary and Final Major Site Plan Application # P21-04
(Carried without further notice from 3/9/22 meeting)**

The 5.27-acre property is located in the BP Zoning District on a private road, with frontage on, but no access to, CR 526 and I-195. The applicant proposes to add outdoor storage to an existing site to store cultured stone that is sold and distributed from the existing 44,687 +/- square foot warehouse building. The applicant does not request any expansion of the building footprint or size or any modification of the existing use of the building. A variance is required for outdoor storage within the required front yard area of the lot.

Motion _____

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

Second _____

- Ms. Balint
- Mr. Beck
- Ms. Curtis
- Mr. Pado

- Mr. Ziner
- _____ (Alt.I)
- Mr. Youngs (Alt.II)

3. XXXIII ASSOCIATES/RIVERSIDE CENTER, LLC

**Block 18.01, Lots 1, 2, 3 & 4 – Farrington Blvd. & Debaun Road (future Lots 1.01 and 1.02)
Minor Subdivision and Preliminary and Final Major Site Plan and Variance Application # P21-13**

Proposal to modify existing subdivision lines to increase lot size of Lots 1 & 2 and to consolidate Lots 1 & 2 into one lot (proposed Lot A), and to consolidate the remaining portions of Lots 3 & 4 into one lot (proposed Lot B). Applicant proposes to construct a 60,000 s.f. warehouse on proposed Lot A (57,600 s.f. warehouse, 2,400 s.f. office) and associated site improvements. No variance are requested.

Motion _____

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

Second _____

- Ms. Balint
- Mr. Beck
- Ms. Curtis
- Mr. Pado

- Mr. Ziner
- _____ (Alt.I)
- Mr. Youngs (Alt.II)

NEW BUSINESS:

OLD BUSINESS:

BOARD DISCUSSION:

Receipt of the Zoning Board of Adjustment's Annual Report for 2021

ADJOURNMENT: