

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

SWEARING IN OF NEW BOARD MEMBER SINHA: Mr. Steib, Esq.

ROLL CALL:	Ms. Sims, Board Secretary			
 Chairman Newman Vice-Chairman Pepe Mayor Ferro/Mr. Lambros C/W Zabrosky 	☐ Ms. Balint ☐ Mr. Beck ☐ Ms. Sinha ☐ Mr. Pado	Mr. Ziner (Alt.I) Mr. Youngs (Alt.II)		
PUBLIC COMMENTS (for matters not on the agenda):				
APPROVAL OF MINUTES:				
1. May 11, 2022				
Motion	Second			
Chairman Newman	Ms. Balint	Mr. Ziner		
Vice-Chairman Pepe*	Mr. Beck	(Alt.I)		
Mayor Ferro/Mr. Lambros	<mark>── Ms. Sinha</mark>	Mr. Youngs (Alt.II)		
C/W Zabrosky*	Mr. Pado			

RESOLUTIONS:

1. 515 STATE ROUTE 33, LLC/DEMORO FUNERAL HOME Block 23, Lots 5.01, 6 – 515-517 State Highway Route 33

Corrective Resolution Preliminary and Final Major Site Plan with Variances - Application # P21-12 This resolution would correct a typographical error incorrectly identifying Block 23 as Block 25 by changing references from Block 25 to Block 23 throughout the resolution.

Motion	Second	
Chairman Newman	Ms. Balint	Mr. Ziner
🗌 Vice-Chairman Pepe	Mr. Beck	(Alt.I)
Mayor Ferro/Mr. Lambros	Ms. Sinha	Mr. Youngs (Alt.II)
C/W Zabrosky	🗌 Mr. Pado	

(Alt.I)



CARRIED APPLICATION(S):

1. REQUEST TO ADJOURN WITHOUT FURTHER NOTICE

Hexa Builders, LLC

Block 9. Lot 7 – 711 Perrineville Road

Preliminary and Final Major Site Plan Application # P21-05

(Carried without further notice from 3/9/22 and 5/11/22 meeting)

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. No variances are requested.

Motion	Second	
Chairman Newman	Ms. Balint	Mr. Ziner
Vice-Chairman Pepe*	Mr. Beck	(Alt.I)
Mayor Ferro/Mr. Lambros	Ms. Sinha	Mr. Youngs* (Alt.II)
C/W Zabrosky*	🗌 Mr. Pado	

2. 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 (Carried without further notice from 4/13/22 meeting)

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 variances are requested.

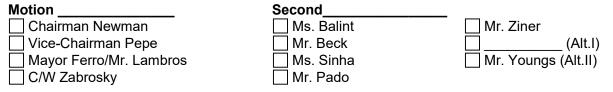
Motion Second Chairman Newman Ms. Balint Mr. Ziner Vice-Chairman Pepe Mr. Beck Mayor Ferro/Mr. Lambros Ms. Sinha Mr. Youngs (Alt.II) C/W Zabrosky Mr. Pado

3. Force 5 Holdings, LLC

Block 18, Lot 2.04 – 8 Farrington Rd.

Preliminary and Final Major Site Plan Application # P22-01

Proposal to construct a 2-story indoor recreation facility, totaling 40,700 s.f., 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. Variance Relief is being sought for building height.



CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS:

BOARD DISCUSSION:

ADJOURNMENT: