



**MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
July 13, 2022**

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, July 13, 2022 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, including a notice for change of venue from being held virtually, to be held at the Municipal Meeting Room, in person.

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, Mr. Lambros, C/W Zabrosky, Mr. Beck, Mr. Pado and Ms. Sinha.

Absent: Mr. Pepe, Ms. Balint, Mr. Ziner* and Mr. Youngs (Alt. II) - one vacant seat (Alt. I).

Attending: Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; M. McKinley Mertz, AICP, PP, Board Planner; Danielle B. Sims, Board Secretary; Angela Buonantuono, Court Reporter.

PUBLIC COMMENTS:

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

MINUTES:

Minutes from June 29, 2022 – Special Meeting

Chairman Newman asked the Board if they had any comments on the minutes that were prepared. With no comments from the Board, Mr. Pado made a motion to adopt the Minutes from the June 29, 2022 Special Meeting, which was seconded by Mr. Beck. The Minutes were adopted on a roll call vote: Chairman Newman, Mr. Lambros, C/W Zabrosky, Mr. Beck and Mr. Pado.

RESOLUTION(S):

None.

APPLICATION(S) BEFORE THE BOARD:

REQUEST TO ADJOURN WITHOUT FURTHER NOTICE TO AUGUST 2, 2022 (Special Meeting)

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, 5/11/22, 5/8/22, 6/29/22)

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.

*Certified reviewed the recording/transcript and reviewed Exhibits



Mr. Steib, Esq. noted that at the June 29, 2022 Special Meeting, the Board was unclear on a date for the next Special Meeting date for this application. He announced that at the request of the applicant, the Board has scheduled a Special meeting for Tuesday August 2, 2022 at 7:00 pm. The Special Meeting would be held in person at Wagner Farm Park Facility, 4 Baird Road. Millstone, NJ 08535.

On a motion made by Mr. Ziner and seconded by Mr. Pado, the Board granted the Applicant's request to adjourn the meeting and carried the matter to a Special Meeting to be scheduled on Tuesday, August 2, 2022 at 7:00 pm, to be held in person at Wagner Farm Park Facility, 4 Baird Road. Millstone, NJ 08535, without any further notice.

Chairman Newman inquired about the Board's preference to hold the upcoming meetings virtually or in person, due to the recent uptick in Covid 19 cases. Mr. Lambros stated he would prefer in person meetings. The other Board members expressed no preference and the Board decided to continue to hold meetings in person for the August 10, 2022 Planning Board meeting.

REQUEST TO ADJOURN WITHOUT FURTHER NOTICE TO AUGUST 10, 2022

AACDML Property, LLC

Block 23, Lot 3 (proposed Lots 3.01 and 3.02) – State Highway 33 (Eastbound)

Minor Subdivision and

Preliminary & Final Major Site Plan and Variance Application # P21-10

Proposal for a two-lot minor subdivision of a +/-136.05-acre undeveloped lot (proposed Lot 3.01 = 20-acres, proposed Lot 3.02 = 116.05-acres) and to construct a 130,242 s.f. warehouse building (124,242 sf warehouse and 6,000 s.f. office) with two phases on proposed Lot 3.01 within the PCD Zoning District.

Mr. Steib, Esq. stated he has reviewed the proof of service for the application and the Board accepted jurisdiction on this application. He noted that the applicant has requested that the Board accept jurisdiction and carry the matter to the August 10, 2022 meeting. Mr. Steib, Esq. announced that this matter will be carried to the August 10, 2022 meeting to be held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08510, at 7:30 pm without any further notice.

Mr. Lambros inquired about the reason for this request. Ms. Sims stated that the applicant submitted revised plans/reports for review 13 days prior to the hearing and although it met the 10 day statutory requirement for submission, the Board's professionals would not have enough time to review the submissions and to report back to the Board. The applicant was notified that they would be moved from this meeting to the August 10, 2022 meeting, but the applicant had already provided public notice, so they requested that they be carried without further notice.

Mr. Lambros asked if it could be customary, if this were to happen in the future, for the applicant to re-notice. Mr. Steib explained that carrying an applicant without further notice. Mr. Lambros suggested that if it is not at the request of the Board, in future requests for the Board to carry an application, that an applicant should provide new notice.

Ms. Sims suggested that the Board consider amending their bylaws to include this noticing requirement and possibly to include wording so that an applicant would not be scheduled for a hearing if they intend to submit revised plans or no less than 20 days or sufficient amount of time to properly review the revised submission. The Board may consider these updates.



D'Amico, R.Scott & Cynthia
Block 14.01, Lot 30 (proposed Lots 30.01 and 30.02) – 810 & 812 Perrineville Road
Request for an Extension of Minor Subdivision and Variance Approvals # P21-07

Scott D'Amico appeared as the applicant. Mr. Steib, Esq. explained that Mr. D'Amico received minor subdivision approval. He noted that the applicant was required to complete resolution compliance and to have the subdivision filed; however, he ran into some "snags" during the process. The applicant is requesting an extension of the approvals. Mr. Steib noted that there has not been any changes in the zoning or in the character of the neighborhood. Mr. Shafai noted that the applicant attempted to have everything filed in a timely matter, but his subdivision was recorded with the County four days after the deadline and needs the extension to perfect the subdivision.

Mr. Lambros asked if the applicant can complete everything necessary within sixty days. Mr. D'Amico stated he believes he can do this. Mr. Shafai confirmed that this would be sixty days from the adoption of the resolution. The Board acknowledged this.

Chairman Newman made a motion to grant an extension of the minor subdivision approvals for an additional sixty (60) days from the memorialization of the resolution, which was seconded by Mr. Lambros. The requested extension was approved on the following roll call vote: Chairman Newman, Mr. Lambros, C/W Zabroski, Mr. Beck, Ms. Sinha, Mr. Pado and Mr. Beck.

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 & Final Major Site Plan and Variance Application # P21-13
(Carried without further notice from 4/13/22 and 5/11/22 meetings)

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/1.01), and to consolidate the remaining portions of Lots 3 & 4 into one lot (proposed Lot B/1.02). 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. Variance relief is required for building height, building coverage, off-street loading areas and off-street parking areas.

The Board has previously accepted jurisdiction and has already begun the hearing on this application, which was carried to this meeting without further notice.

Mr. Peter Licata, Esq. again appeared on behalf of the applicant. He said that they received a lot of feedback at the last public hearing and noted that the applicant is currently working to revise the plans to either greatly reduce the need for any variance relief or to completely eliminate the need for variance relief. He requested that this matter be placed on the September 14th, 2022 Planning Board meeting agenda in order to allow the applicant to make the revisions. He stated they are working with a specific operator to develop the plans and implement the changes.

Mr. Steib reminded Mr. Licata that the applicant should have the submissions in time so that the Board's professionals have enough time to review the changes. Mr. Licata stated he would provide the necessary extension of time to allow for the application to be carried to the Board's September meeting.

The applicant agreed to provide an extension of time to accommodate this request to carry the application to the September 14, 2022 Planning Board meeting. Mr. Licata stated he would follow up with this written extension of time to act.



Mr. Steib, Esq. announced that the matter will be continued at the September 14, 2022 Planning Board meeting, which will be held in person at 7:30 pm at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08510. The applicant will provide new notice as there will be changes to the application.

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.

The Board previously accepted jurisdiction on this matter and the application was carried to this meeting without any further notice. Mr. Peter Licata, Esq. again appeared on behalf of the applicant. He noted that the applicant's Engineer is not able to attend the meeting as she has just tested positive for Covid 19. He also noted that the applicant is also revisiting their request for certain variance relief and is actively revising their plans to greatly reduce or eliminate the need for variance relief, specifically, the height of the building. He asked that the Board carry this matter to the August 10, 2022 Planning Board meeting so that they may submit revised architectural plans to show the change in elevation.

Ms. Sims reviewed the applications already scheduled for the August 10, 2022 meeting.

The applicant agreed to provide an extension of time through August 31, 2022 to accommodate the request to carry to the August 10, 2022 Planning Board meeting.

Chairman Newman confirmed that the only real changes would be to the architectural plans and maybe the related renderings. He confirmed that the Board Engineer and Planner would be able to review these changes within two weeks. The applicant may need to revise the cover sheet of the plan where it indicates the variance relief. The Board requested that any resubmission would be under a cover letter describing the changes made.

Mr. Steib, Esq. announced that the application would not be heard this night and the matter was carried to the August 10, 2022 Planning Board meeting to be held in person at 7:30 pm at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. The applicant will be providing new notice.

BOARD DISCUSSION:

Chairman Newman reminded the Board of the Tuesday, August 2, 2022 Special Meeting to be held at 7:00 pm. With no further business, and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,


Danielle B. Sims, Board Secretary