



**MILLSTONE TOWNSHIP PLANNING BOARD  
MINUTES  
September 14, 2022**

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, September 14, 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, Ms. Sinha, Mr. Ziner and Mr. Kotby.

Absent: Mr. Pepe, Mr. Pado and Mr. Youngs (Alt. II), 1 vacant seat.

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

Mr. Kotby was seated for Mr. Pepe.

**PUBLIC COMMENTS:**

Chairman Newman opened the meeting up to members of 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 August 10, 2022**

Chairman Newman asked the Board if they had any comments on the minutes that were prepared. With no comments from the Board, Chairman Newman made a motion to adopt the Minutes from the July 13, 2022 meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Chairman Newman, Mr. Lambros, C/W Zabrosky, Mr. Beck, Ms. Sinha and Mr. Kotby.

**RESOLUTION(S):**

None.

**APPLICATION(S) BEFORE THE BOARD:**

**REQUEST TO ADJOURN TO NOVEMBER 9, 2022 (New notice would be provided)**

**AACDML Property, LLC**

**Block 23, Lot 3 and 2.03 (proposed Lots 3.01 and 3.02) – State Highway 33 (Eastbound)**

**Minor Subdivision, 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. The Board took jurisdiction only on 7/13/22 and carried to 8/10/22, then 9/14/22. Applicant requests to adjourn to 11/9/22 on new notice.

Mr. Steib reminded the Board where the application left off at the last meeting. Chairman Newman asked Ms. Sims to confirm with the applicant that the matter will be heard on the November 9<sup>th</sup>, 2022 agenda. New notice will be required. An extension of time to act is on file.

**REQUEST TO ADJOURN TO OCTOBER 12, 2022 (New notice would be provided)**

**JLE, LLC**

**Block 20, Lots 3.12 & 3.13 – 530 State Highway 33**

**Preliminary and Final Major Site Plan Application # P21-03**

Proposal to demolish the existing retail golf facility and construct a 282,252 s.f. warehouse/office building with four (4) separate office spaces in the corners (2,400 s.f. per office = 9,600 s.f. office total), 96 loading bays, four (4) loading ramps and four (4) compactor bays, with associated site improvements on an approximately 43-acre property in the PCD Zoning District. Variance relief is required. Applicant requests to adjourn to the next available hearing date, on new notice.

By letter to the Board, the applicant has asked to be adjourned and placed on the next available agenda. Chairman Newman asked Ms. Sims to confirm with the applicant that the matter will be heard on the November 9<sup>th</sup>, 2022 agenda. New notice will be required. An extension of time to act is on file.

**Township of Millstone – 6 Novad Court**

**Block 57.01, Lot 20.01 – 6 Novad Ct.**

**Preliminary and Final Major Site Plan Application # P22-04**

The existing one-story masonry dwelling and masonry garage are proposed to be demolished and a new 2,800 s.f. (square foot), one-story dwelling with three, two-bedroom apartment units, seven residential parking spaces (incl. 1 handicap space) and associated site improvements would be constructed. Variance relief is required for minimum lot size (existing condition).

Mr. Steib, Esq. stated the he reviewed the proof of service and the Board has jurisdiction.

Mr. Dennis Galvin, Esq. entered his appearance on behalf of the applicant, the Township of Millstone. He provided a brief summary of the application, noting there is one variance, which is an existing condition, for the size of the lot.

Mr. Steib, Esq., reviewed the exhibits provided to the Board as marked below:

Exhibit A-1: Jurisdictional Notice (Proof of Service) for 8/10/22

Exhibit A-2: Application and Administrative Forms

Exhibit A-3: Preliminary and Final Site Plan, prepared by Gregory Ralph Architect, four (4) sheets, dated 8/23/22

Exhibit A-4: Aerial Display – Google Earth Image

The following witnesses were sworn in and were under oath:

Matt Shafai, PE, PP – Board Engineer

M. McKinley Mertz, AICP, PE – Board Planner

Sam Avakian – Applicant's Engineer and Surveyor

Chris Puglisi – Affordable Housing Alliance



Sam Avakian, PE, PLS, PP provided his credentials as a licensed Engineer and was accepted by the Board as a professional Engineer. He stated that they plan to knock down the existing single unit and build a three dwelling unit building. They are looking to maintain as many trees as possible in order to maintain existing buffering to the neighboring properties. There is an existing new well that well they are testing to see if it would accommodate the new building. There will be three, 2-bedroom single story units. There will be parking on site, including one handicap space. The site work requires 15,000 s.f. of disturbance.

The goal is to make the site look as much like a residential site as possible. Trash will be collected on site and will be carried out to the curb by the residents.

McKinley Mertz appeared as the Planner for the application. She was sworn in and provided her credentials. She reviewed the requirements for multi-family affordable housing dwellings. The lot is an existing lot and with surrounding developed properties. The use is an inherently beneficial use in order to meet the needs for affordable housing. There is one existing variance for lot size. The benefit would be that the Township would have a net gain of two affordable housing units.

Chris Pugliesi, Director of Affordable Housing for the Housing Alliance was sworn in. He is responsible for finding those to live in the units and to manage the site. They manage other units in Millstone and over 600 units within the State of New Jersey. Affordable Housing Alliance is in contract with the Township to manage the Affordable Housing in the Township of Millstone.

Mr. Steib added that the property would be added to our affordable housing credits. It is currently not included in our fair share plan. Ms. Mertz stated they will be providing all three units as "very low" income.

Chairman Newman noted the location is ideal in case the residents do not have transportation.

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

With no further comments or questions, Mr. Ziner made a motion to approve the application, which was seconded by Ms. Sinha. The application was approved with the following roll call vote in favor: Chairman Newman, Mr. Lambros, C/W Zabrosky, Mr. Beck, Ms. Sinha, Mr. Ziner and Mr. Kotby; none against.

## **GREEN, GEORGE**

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

Request for a second 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. Applicant received an extension, which expired on August 23, 2022. Applicant is requesting a second extension in order to perfect the subdivision.



Mr. Steib reminded the Board that Mr. Green previously came before the Board for minor subdivision approval for a two-lot subdivision and the Board previously granted him an extension. He is seeking a second extension of time to file the subdivision.

Mr. George Green appeared and was sworn in. He explained that he has experienced some unexpected delays with the filing of the deeds and is currently working with a new attorney to get the deeds approved and filed.

With no members of the public having any comments and no further comments or questions from the Board, Chairman Newman made a motion to approve the request, granted a 90-day extension to commence at time of adoption of the resolution, which was seconded by Mr. Ziner. The application was approved with the following roll call vote in favor: Chairman Newman, Mr. Lambros, C/W Zabrosky, Mr. Beck, Ms. Sinha, Mr. Ziner and Mr. Kotby; none against.

**BOARD DISCUSSION:**

Mr. Steib provided the Board with the anticipated schedule for the Hexa Builders resubmissions and possible hearing timeframe.

Mr. Lambros mentioned that the berm in front of Showplace Farms is full of dead trees and asked that Mr. Shafai look into this and have it addressed. Mr. Lambros suggested they should be replaced and may want to consider irrigating the landscaped areas.

Mr. Kevin Abernethy was sitting in the public, appeared and stated that the property does not have a C.O. and is still under construction and has reached out to the owners to have this addressed.

With no further business, and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,

  
Danielle B. Sims, Board Secretary