



**MILLSTONE TOWNSHIP PLANNING BOARD
REORGANIZATION AND REGULAR MEETING AGENDA**

January 11, 2023

7:30 pm

Municipal Meeting Room

215 Millstone Road – Millstone Township, NJ 08535

PLEASE TAKE NOTICE that the Millstone Township Planning Board meeting scheduled for Wednesday, January 11, 2023 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.

CALL TO ORDER: Attorney Steib presides as Temporary Chairman

OPEN PUBLIC MEETING LAW STATEMENT: Board Secretary Sims

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: Attorney Steib, Temporary Chairman

OATHS OF OFFICE:

- Al Ferro (Class I), Mayor (or Designee, Stephen Lambros) Ending December 31, 2023 (1-year)
- Deepti Sinha (Class II) Ending December 31, 2025 (3-years)
- C/W Tara Zabrosky (Class III), Committeewoman Ending December 31, 2023 (1-year)
- Thomas Pado (Class IV) Ending December 31, 2026 (4-years)
- Jeff Ziner (Class IV) Ending December 31, 2026 (4-years)

ROLL CALL: Board Secretary Sims

- | | | |
|--|------------------------------------|--|
| <input type="checkbox"/> Mr. Newman | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Mr. Pepe | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> Ms. Riley (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Mr. Pado | <input type="checkbox"/> _____ (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Ms. Sinha | |

ELECTION OF OFFICERS:

1. Chairperson
2. Vice-Chairperson

RESOLUTIONS OF REORGANIZATION:

1. PB2023-01 Board Attorney, Professional Legal Services – Michael B. Steib, Attorney-at-Law of the Law Offices of Michael B. Steib, PA
2. PB2023-02 Board Engineer, Professional Engineering Services – Matt Shafai, PE of Leon S. Avakian, Inc.
3. PB2023-03 Board Planner, Professional Planning Services – McKinley Mertz, PP, AICP, LEED Green Associate of Heyer, Gruel & Associates
4. PB2023-04 Professional Court Reporting Services, Court Stenographer to the Board – Angela C. Buonantuono, CCR, RPR, CLR of AB Court Reporting, LLC
5. PB2023-05 Board Secretary – Danielle B. Sims
6. PB2023-06 Designation of Official Newspapers – Asbury Park Press and The Times of Trenton
7. PB2023-07 Adopting Rules and Regulations (By-laws) of the Township of Millstone Planning Board
8. PB2023-08 Adopting the 2023 Meeting Schedule and Setting 2024 Reorganization/First Meeting Date

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Ms. Riley (Alt.I)
- _____ (Alt.II)



PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. December 14, 2022

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- _____ (Alt.II)

APPLICATION(S):

1. REQUEST TO ADJOURN AND CARRY TO FEBRUARY 8, 2023

JLE, LLC

Block 20, Lots 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. Lot 3.12 was previously included in the application, but has since been removed from this application. The Board took jurisdiction on October 12, 2022 and carried without further notice to 11/9/22, 12/14/22, then 1/11/23.

2. REQUEST TO ADJOURN AND CARRY TO FEBRUARY 8, 2023

37 Burnt Tavern, LLC

Block 57, Lots 17.02 & 17.03 – 37 & 41 Burnt Tavern Road

Preliminary Major Site Plan Application # P21-16

Proposal to construct a 148,553 s.f. warehouse building (142,393 sf warehouse and 6,160 office area) on an undeveloped 10.88-acre parcel of land within the BP (Business Park) Zoning District with associated site improvements (Phase I). Phase II would consist of nine (9) additional loading stalls and reconstruction of a portion of the parking area in the front of the building. Applicant is only seeking Preliminary Major Site Plan approvals and is not seeking any variance relief at this time. The Board took jurisdiction on October 12, 2022 and carried without further notice to 11/9/22, 12/14/22, then 1/11/23.

REQUEST FOR RECONSIDERATION/REHEARING:

1. Hexa Builders, LLC

Block 9, Lot 7 – 711 Perrineville Road

Preliminary and Final Major Site Plan Application # P21-05

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. Applicant has submitted a motion to reconsider the Board's previous determination. The Applicant has granted an extension of time to act on the resolution in order for the Board to hear the request for reconsideration (rehearing).

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- _____ (Alt.II)

*Certified reviewed the recording/transcript and reviewed the Exhibits



RESOLUTION(S):

**1. Hexa Builders, LLC
Block 9, Lot 7 – 711 Perrineville Road
Application # P21-05**

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

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha
 - Mr. Ziner
 - Ms. Riley (Alt.I)
 - _____ (Alt.II)

**2. Request for an Extension of Time for Filing Minor Subdivision
CRP/CHI Showplace Farms Owner, LLC
Block 23, Lot 8 (proposed Lots 8.01 and 8.02) – 505 State Highway 33
Minor Subdivision and Bulk Variance Application # P21-15 (Ext.)**

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

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha
 - Mr. Ziner
 - Ms. Riley (Alt.I)
 - _____ (Alt.II)

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits



LAND USE DEPARTMENT
TOWNSHIP OF MILLSTONE
470 STAGECOACH ROAD
MILLSTONE TOWNSHIP, NJ 08510
(732) 446-1936

December 29, 2022

PUBLIC NOTICE

PLEASE TAKE NOTICE that the **location** of the Millstone Township Planning Board Reorganization/Regular meeting scheduled for **Wednesday, January 11, 2023 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.

The agenda, any documents or plans regarding the applications are on file and available for inspection with Planning Board Office and will be available on the Millstone Township Planning Board website: <https://www.millstonenj.gov/pb-agendas-minutes>
Formal action may be taken.

Danielle B. Sims
Planning/Zoning Board Secretary

Distribution: Planning Board Members
Planning Board Attorney
Township Clerk
Township Administrator
Board Engineer
Board Planner
Trenton Times (for information only)
Asbury Park Press (for information only)

Posted: Bulletin Board in Municipal Building
Municipal website