



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**February 8, 2023**

**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, February 8, 2023 at 7:30 p.m. to be held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

**CALL TO ORDER:** Chairman Newman

**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:** Chairman Newman

**ROLL CALL:** Board Secretary Sims

- |  |                                    |  |
|--|------------------------------------|--|
| <input type="checkbox"/> Chairman 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 |  |

**PUBLIC COMMENTS** (for matters not on the agenda):

**APPROVAL OF MINUTES:**

**1. January 11, 2023 – Reorganization and Regular Meeting**

- |  |                                    |  |
|--|------------------------------------|--|
| <b>Motion</b> _____                              | <b>Second</b> _____                |  |
| <input type="checkbox"/> Chairman 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 |  |

**RESOLUTION(S):**

**1. PB2023-07 Adopting Rules and Regulations (By-laws) of the Township of Millstone Planning Board**

- |  |                                    |  |
|--|------------------------------------|--|
| <b>Motion</b> _____                              | <b>Second</b> _____                |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Mr. Beck  | <input type="checkbox"/> Mr. Ziner         |
| <input type="checkbox"/> Vice-Chairman 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 |  |

**APPLICATION(S):**

**1. TO ACCEPT WITHDRAWAL OF APPLICATION  
XXXIII ASSOCIATES/RIVERSIDE CENTER, LLC**

**Block 18.01, Lots 1, 2, 3 & 4 (proposed Lots 1.01 and 1.02) – Farrington Blvd. & Debaun Road  
Minor Subdivision and Preliminary and Final Major Site Plan and Variance Application # P21-13**  
Proposal to modify existing subdivision lines and to consolidate Lots 1 & 2 into one lot, and to consolidate portions of Lots 3 & 4 into another lot. Applicant proposes to construct a 60,000 s.f. warehouse on proposed Lot 1.01 (57,600 s.f. warehouse, 2,400 s.f. office) and associated site work. **Applicant is requesting a withdrawal of application (4/13/22, 6/8/22, 7/13/22 meetings).**



**2. TO ACCEPT WITHDRAWAL OF APPLICATION  
XXXIII ASSOCIATES/RIVERSIDE CENTER, LLC**

**Block 18.01, Portion of Lots 3 & 4 (proposed Lot 1.02) – Farrington Blvd. & Debaun Road  
Preliminary and Final Major Site Plan and Variance Application # P22-02**

Proposal to construct a 65,000 s.f. warehouse building (4,000 s.f. office and 61,000 s.f. warehouse) and associated site improvements on a future lot (See Application P21-13) which will consist of 5.97-acres, in the PCD Zoning District. Variance relief is required for exceeding the maximum building coverage and exceeding the maximum building height. **Applicant is requesting a withdrawal of application.**

**3. REQUEST TO ADJOURN  
JLE, LLC**

**Block 20, Lot 3.13 – 530 State Highway 33  
Preliminary and Final Major Site Plan Application # P21-03**

Applicant did not notice and will provide new notice for future meeting (Extension of time through 4/30/23).

**4. REQUEST FOR A ONE-YEAR EXTENSION OF MAJOR SITE PLAN APPROVALS  
Novad Court, LLC**

**Block 57.01, Lot 19.03 – Novad Court and Pine Drive  
Preliminary and Final Major Site Plan Application # P19-03(Ext.)**

Request for a One-Year Extension of Approvals of previous preliminary and final major site plan to construct a 15,997 sf, 2-story building with 8,206 sf of retail space on the first floor and 7,791 sf of office space on the second floor, with associated site improvements. Variance relief was granted for side yard setback and buffering from residential or rural preservation zone, 78 parking stalls whereas 88 stalls are required (10 banked parking spaces to be provided), light intensity exceeding the maximum permitted, design standard for proposed flat roof. No outdoor display of merchandise is permitted.

- 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)

**5. 37 Burnt Tavern, LLC  
Block 57, Lot 17.04 (Consolidated 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, 1/11/23 then 2/8/23.

- 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)

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**