



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

May 10, 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, May 10, 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"/> _____ (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. April 12, 2023

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

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha

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

RESOLUTION(S):

1. Resolution of Approval

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

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

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha

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

BOARD DISCUSSION:

CRP/CHI Showplace Farms Owner, LLC

Block 23, Lot 8 – State Highway 33

Informal discussion to confirm resolution compliance in regards to the condition of approval concerning the water tank.



MASTER PLAN (Public hearing and Resolution):

PB2023-07 Millstone Township’s Housing Element and Fair Share Plan – Public Hearing and Adoption of Proposed Amendments

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the “Housing Plan Element and Fair Share Plan” of the Millstone Township Master Plan, dated April 24, 2023. The purpose of the public hearing is to hear comments from all interested parties regarding a proposed updates to the "Housing Plan Element and Fair Share Plan" Master Plan document, which was prepared by Heyer, Gruel & Associates. The Board shall consider and may take action to adopt the (HEFSP) Master Plan document.

Motion _____

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

Second _____

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

APPLICATION(S):

1. REQUEST FOR A SIX-MONTH EXTENSION OF MINOR SUBDIVISION APPROVAL

AACDML Property, LLC

Block 53, Lots 2.03 & 3 (proposed Lots 3.01 & 3.02) – State Highway 33

Preliminary and Final Major Site Plan Application # P21-10(Ext.)

Request for a Six-Month Extension of previous Minor Subdivision approval to subdivide two lots into two new (reconfigured) lots. Proposed Lot 3.01 would be used to construct a 130,242 s.f. warehouse building with office space. Proposed Lot 3.02 would remain vacant and would be deed restricted for future land development and put into conservation easement. Minor subdivision approval expires on June 22, 2023.

Motion _____

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

Second _____

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

2. REQUEST FOR THREE ONE-YEAR EXTENSIONS OF MAJOR SITE PLAN APPROVALS

1 & 5 Wren Haven, LLC

Block 53, Lot 4.07 (previously Lots 4.06 & 4.07) – 1 Wren Haven Drive

Preliminary and Final Major Site Plan Application # P17-10(Ext.- #1)

Request for Three One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 49,500 s.f. warehouse building including 5,000 s.f. of office space, with associated site improvements. Zoning changes have occurred to the BP Zone since the site was approved in 2018.

Motion _____

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

Second _____

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

3. REQUEST FOR THREE ONE-YEAR EXTENSIONS OF MAJOR SITE PLAN APPROVALS

1 & 5 Wren Haven, LLC

Block 53, Lot 4.04 (previously Lots 4.04 & 4.05) – 3 Wren Haven Drive (previously #5)

Preliminary and Final Major Site Plan Application # P17-10(Ext.- #3)

Request for Three One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 50,250 s.f. warehouse building including 5,000 s.f. of office space, with associated site improvements. Zoning changes have occurred to the BP Zone since the site was approved in 2018.



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

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

4. JLE, LLC

Block 20, Lot 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. The Board took jurisdiction on 10/12/22 and carried without further notice to 11/9/22, and 12/14/22, but adjourned for revisions on new notice. Hearing date: 4/12/23, carried without further notice to 5/10/23. Extension of Time to Act through 6/30/23.

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

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

OLD/NEW BUSINESS:

CORRESPONDENCE:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits