



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**August 9, 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, August 9, 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

**SWEARING IN OF NEW BOARD MEMBER:** Steve Parrino, Alternate I (unexpired term)

**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"/> Mr. Parrino (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. July 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
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**RESOLUTION(S):**

**1. YS Millstone, LLC (Approvals previously granted to Yomesh Patel)**

**Block 24, Lot 6 – 455 Route 33**

**1-Year Extension of Preliminary and Final Major Site Plan Approval # P19-05 (Ext.)**

**Motion** \_\_\_\_\_

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

**Second** \_\_\_\_\_

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- ~~Ms. Sinha~~
- Mr. Ziner
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. XXXIII Associates/Riverside Center, LLC**

**Block 18.01, Lots 1, 2, 3 & 4 (proposed Lot 1.01) – Farrington Blvd./DeBaun Rd.**

**Preliminary and Final Major Site Plan Application # P23-03**

**Motion** \_\_\_\_\_

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

**Second** \_\_\_\_\_

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- ~~Ms. Sinha~~
- Mr. Ziner
- ~~Mr. Parrino~~ (Alt.I)
- \_\_\_\_\_ (Alt.II)



**3. Arbia Antico Land Subdivision, LLC  
Block 60.02, Lots 12, 12.02, 13 & 14.01 – Brookside Rd.  
Preliminary and Final Major Subdivision Application # P23-06**

**Motion \_\_\_\_\_**

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

**Second \_\_\_\_\_**

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**APPLICATION(S):**

**1. REQUEST FOR EXTENSION OF MAJOR SITE PLAN APPROVALS  
BH of Millstone N, LLC (Approvals previously granted to XXXIII Associates/Riverside Center)  
Block 18, Lot 2.03 – 10 Farrington Blvd.  
Preliminary and Final Major Site Plan Application # P20-05 (Ext.)**

Request for Declaration of Vested Rights under the Permit Extension Act and alternatively, seeks a One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 100,240 s.f. warehouse/office building, including 2,500 s.f. of office space, with associated site improvements. Zoning changes have occurred to the PCD Zone since the site was approved in 2020.

**Motion \_\_\_\_\_**

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

**Second \_\_\_\_\_**

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. JLE, LLC  
Block 20, Lot 3.13 – 530 State Highway 33  
Preliminary 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 October 12, 2022 and carried to 11/9/22, and 12/14/22, but adjourned. Applicant re-noticed for 4/12/23, carried to 5/10/23, 7/12/23, and 8/9/23 without further notice. Extension of Time to Act through 8/30/23.

**Motion \_\_\_\_\_**

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

**Second \_\_\_\_\_**

- Mr. Beck
- Mr. Kotby\*
- Mr. Pado
- Ms. Sinha
- Mr. Ziner\*
- Mr. Parrino (Alt.I)
- \_\_\_\_\_ (Alt.II)

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**

\*Certified reviewed the recording/transcript and reviewed the Exhibits