



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

November 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, November 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"/> 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. October 11, 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):

Consistency Report – Ordinance No 23-16

Ordinance amending Chapter 35 (Land Use Development), Article 11 (Design and Performance Standards and Construction Specifications), Section 35-11-25 (Tree Preservation) and Section 35-11-32 (Tree Clearing)

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)

Consistency Report – Ordinance No 23-17

Ordinance amending Chapter 35 (Land Use Development), Section 35-3-9.4 (Fee Schedule), Section 35-3-3.8 (Publications of Decisions) and Section 35-6-3.8 (Application for Modifications That Do Not Substantially Change First Priority Locations)

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)



**Consistency Report – Ordinance No 23-18
Ordinance amending Chapter 35 (Land Use Development), Article 4 (Regulations Applicable to All Zoning Districts), by adding new Section 35-4-14A (Privately Owned Salt Storage), and amending Section 35-4-6 (Outdoor Storage)**

- 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. JLE, LLC

**Block 20, Lot 3.13 – 5300 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 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, 8/9/23, 10/11/23 and 11/8/23 without further notice. Extension of Time to Act through 12/31/23.

- 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)

*Has reviewed records of all meeting(s) not attended regarding this matter
**Pending review of 10/11/23 hearing
***Pending review of 8/9/23 hearing

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT:

*Certified reviewed the recording/transcript and reviewed the Exhibits