



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA
July 10, 2024
7:30 pm

Virtual Meeting conducted remotely using Zoom Conferencing Platform

PLEASE TAKE NOTICE that the Millstone Township Planning Board meeting scheduled for Wednesday, July 10, 2024 at 7:30 p.m. has been changed from being held in person to being held virtually using the “Zoom” format. Formal Action may be taken.

To access by computer, tablet, smart device and/or internet browser: <https://zoom.us/join>

By telephone, Dial US Toll Free: +1 (888) 788-0099, (877) 853-5247 or (833) 548-0276

Meeting ID: 675 570 9146

Passcode: 123

Full directions for accessing or participating in the meeting can be found on the attached public notice.

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

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. June 12, 2024

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

2. June 27, 2024 – Special Meeting

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

RESOLUTION(S):

JLE, LLC – Resolution of DENIAL
Block 20, Lot 3.13 – 530 State Highway 33
Preliminary Major Site Plan Application # P21-03

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe
- Ms. Sinha
- Mr. Parrino (Alt.I)
- _____ (Alt.II)



**27 Burnt Tavern Road, LLC (Affordable Housing Alliance) – Resolution of Approval
Block 57, Lot 16.03 – 27 Burnt Tavern Rd.**

Preliminary and Final Major Site Plan Application # P24-04

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- ~~Mr. Beck~~
- Mr. Kotby
- Mr. Lambros
- ~~Mr. Pepe~~

- Ms. Sinha
- ~~Mr. Parrino~~ (Alt.I)
- _____ (Alt.II)

**Third & Final Extension of Major Site Plan Approvals
YS Millstone, LLC (Approvals previously granted to Yomesh Patel)
Block 24, Lot 6 – 455 Route 33**

Preliminary and Final Major Site Plan Application # P19-05 (Ext.)

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- ~~Mayor Ferro/C/M Ziner~~
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- ~~Mr. Pepe~~

- ~~Ms. Sinha~~
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

APPLICATION(S):

1. REQUEST TO ADJOURN TO SEPTEMBER 11, 2024

**Sweetman’s Lane Associates, LLC
Block 41, Lot 1.09 – 259 Sweetman’s Lane
Minor Subdivision Application # P24-01**

Proposal for a two-lot minor subdivision on a lot previously subdivided. No variance relief requested. Previous approvals under PB08-09, PB19-06, PB20-09. Applicant has requested that the Board take jurisdiction and carry the application to the September 11, 2024 Planning Board meeting without further notice.

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe

- Ms. Sinha
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

2. REQUEST FOR A ONE-YEAR EXTENSION OF MAJOR SITE PLAN APPROVALS

**Millstone Plaza
Block 24, Lot 4 – 457 State Highway 33
Preliminary and Final Major Site Plan Application # P19-05 (Ext.)**

Request for a one-year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 4,100 s.f. retail building with associated site improvements on a 1.23-acres undeveloped lot located in the HC Zone.

Motion _____

- Chairman Newman
- Vice-Chairman Pado
- Mayor Ferro/C/M Ziner
- C/W Zabrosky

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Lambros
- Mr. Pepe

- Ms. Sinha
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT:



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

July 2, 2024

PUBLIC NOTICE

PLEASE TAKE NOTICE that the **location** of the Millstone Township Planning Board meeting scheduled for **WEDNESDAY, July 10, 2024 at 7:30 p.m.** has been changed from being held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535, to a virtual meeting, being conducted remotely using “Zoom” Conferencing Platform.

Join Zoom meeting: <https://zoom.us/join>

Meeting ID: 675 570 9146

Passcode: 123

The agenda, any documents or plans regarding the applications are on file and will be 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
Township Engineer
Township Planner
Trenton Times (for information only)
Asbury Park Press (for information only)

Posted: Bulletin Board in Municipal Building
Municipal website

The **Millstone Township Planning Board** will hold its July 10, 2024 meeting using the Zoom Conferencing platform at: <https://zoom.us/join>

Meeting ID: 675 570 9146 Passcode: 123

One tap mobile:

+19292056099,, 9225936112# US (New York)

+13017158592,, 9225936112# US (Germantown)

Dial by your location:

+1 929 205 6099 US (New York)

+1 888 788 0099 (Us Toll Free)

+1 301 715 8592 US (Germantown)

+1 877 853 5247 (US Toll Free)

+1 312 626 6799 US (Chicago)

+1 833 548 0276 (US Toll Free)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>,

Attending via Computer, Tablet, Smart Device or Internet Browser:

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Planning Board or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

Attending via Telephone:

You may also use one of the phone numbers above to join the meeting. If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

All plans, maps, documents, review memos and any other exhibits regarding any applications for this meeting are on file with Planning Board and are available for public inspection in the Land Use Department at the Municipal Building at 470 Stage Coach Rd., Millstone Township, NJ 08510 during normal business hours or by clicking "Documents" on the Millstone Township Planning Board website for the meeting date at: <https://www.millstonenj.gov/pb-agendas-minutes>

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video *and* audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at BoardSecretary@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) calendar days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary, Danielle Sims, who will be hosting the meeting, at 732-446-1936 or via email at d-sims@millstonenj.gov, during normal business hours.