



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**October 9, 2024**

**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, October 9, 2024 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"/> 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. September 11, 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)

**RESOLUTION(S):**

None.

**APPLICATION(S):**

**1. REQUEST TO AMEND CONDITIONS OF PRIOR SUBDIVISION APPROVAL**

**Michael Bucca & Darlene Rosetti**  
**Block 57, Lot 27.02 – 15 Pine Drive**  
**Application # P24-05**

Request to Amend conditions of the Minor Subdivision Approval PMN99-07. Specifically, the applicant is requesting that the 60' conservation easement that was not properly filed be amended to allow for the existing utility easements, the existing driveway encroachments and landscaping. Additionally, the applicant is requesting that the requirement (filed as a deed restriction) that the property be put into a State Woodland Management Plan be removed.

**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. US Tank Painting, Inc.**

**Block 16, Lot 9.06 – 900 Rike Drive**

**Preliminary and Final Major Site Plan and Variance Application # P24-03**

Proposal to construct a one-story addition to the existing warehouse of approximately 13,480 sf, a two-story addition to the existing office of 2,520 sf and a second-story addition to the existing office space of 1,260 s.f. on the main building. The property previously received approvals under P17-16. Variance approval is required for the expansion of the non-conforming front yard setback, the minimum side yard setback, the minimum combined side-yard setback and the lot width of 246' (existing condition). Prior approvals were granted under Resolution P17-16.

**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:**

**EXECUTIVE SESSION (if needed):**

**ADJOURNMENT:**