



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

December 11, 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, December 11, 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. October 9, 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. December 4, 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):

1. Michael Bucca & Darlene Rosetti

Block 57, Lot 27.02 – 15 Pine Drive

Granting Relief from Conditions of Approval – Application # P24-05

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**

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 FOR A ONE-YEAR EXTENSION OF APPROVALS

**Force 5 Holdings, LLC
Block 18, Lot 2.04 – 8 Farrington Blvd.
Application # P22-01 (Ext.)**

Request for a one-year extension of approvals granted to construct a 2-story indoor recreation facility totaling 40,700 sf (17,741 sf upper level & 22,959 sf lower level) for activities such as cricket, badminton, laser tag, pin pong, arcade and other such related activities. Hours of operation would be between 6:00 am and 11:00 pm, seven days a week with 5-10 employees and between 50-80 customers at a time. Resolution of approval P22-01 was memorialized on 11/9/2022.

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 INFORMAL REVIEW

**1100 Rike Drive Group, LLC
Block 16, Lot 9.07 – 1100 Rike Drive
Informal Review Application # P24-08-C**

Request for an Informal Review to construct a 90' x 224' proposed flex building in the Moto Industrial Park (SD 1992), in the BP zone. See also prior application P08-13.

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: