



## MILLSTONE TOWNSHIP PLANNING BOARD

### MINUTES

July 10, 2024

Virtual Meeting conducted remotely using Zoom Conferencing Platform

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, July 10, 2024 at 7:30 p.m. and was held virtually using the “Zoom” Conferencing Platform. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Board Secretary Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Chairman Newman, Mr. Pado, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros, Mr. Pepe, and Ms. Sinha.

Absent: Mr. Kotby and Mr. Parrino (Alt. I); 1 vacant seat (Alt.II).

Attending: Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; Danielle B. Sims, Board Secretary.

#### **PUBLIC COMMENTS:**

Chairman Newman opened the meeting up to members of the public for comments on matters not before the Board. With no members of the public coming forward, Chairman Newman closed the public comments session.

#### **MINUTES:**

##### **Minutes from June 12, 2024**

Chairman Newman introduced the minutes. With no comments from the Board, Mr. Pado made a motion to adopt the Minutes from the June 12, 2024 Planning Board Meeting, which was seconded by C/M Ziner. The Minutes were adopted on a roll call vote: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Beck and Mr. Lambros. Approved 5-0.

##### **Minutes from June 27, 2024 – Special Meeting**

Chairman Newman introduced the minutes. With no comments from the Board, Mr. Pado made a motion to adopt the Minutes from the June 27, 2024 Special Planning Board Meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Lambros and Ms. Sinha. Approved 5-0.

#### **RESOLUTION(S):**

##### **JLE, LLC – Resolution of DENIAL**

##### **Block 20, Lot 3.13 – 530 State Highway 33**

##### **Preliminary and Final Major Site Plan Application # P21-03**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. He thanked Attorney Steib, stating it was well written.

Mr. Pado made a motion to memorialize Resolution P21-03, denying the application, which was seconded by C/W Zabrosky. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Beck and Mr. Lambros. Approved 5-0.

(C/M Ziner was inadvertently called, but was not eligible to vote).



**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**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Mr. Pepe made a motion to memorialize Resolution P24-02, approving the application, which was seconded by Mr. Pado. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Lambros and Ms. Sinha. Approved 5-0.

**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 # P19-05 (Ext.)**

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Chairman Newman made a motion to memorialize the Resolution P19-05 (Ext.), approving the extension application, which was seconded by C/W Zabrosky. Chairman Newman asked if there were any comments from the Board; with none, the resolution was adopted on a roll call vote in favor: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Beck and Mr. Lambros. Approved 5-0.

**APPLICATION(S) BEFORE THE BOARD:**

**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. Applicant has provided an extension of time to act through October 31, 2024 in consideration for the request to carry the matter to the Board's September 11, 2024 meeting.

Attorney Steib stated that he reviewed the Proof of Service in advance of the meeting, which was in proper form, so that the Board may take jurisdiction on the matter. He explained that the applicant has submitted a request that the Board take jurisdiction and carry the matter to September 11, 2024.

The Board had no comments on the request for an adjournment. Chairman Newman made a motion to grant the adjournment and carry the matter to the September 11, 2024 Planning Board meeting without further notice, which was seconded by Mr. Pepe. The motion passed with the following in favor: Chairman Newman, Mr. Pado, C/W Zabrosky, Mr. Beck, Mr. Kotby, Mr. Lambros and Mr. Parrino; None opposed. Approved 8-0.

Attorney Steib announced that the matter will be carried to the July 10, 2024 Planning Board meeting at 7:30 pm in the Public Meeting Room.

**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 # P21-01 (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.

Mr. Tyler Breaux, Esq. entered his appearance on behalf of the applicant. He introduced his client, Chandra Desari.

Mr. Chandra Desari was sworn in. He explained that there was a delay in obtaining some of the outside agency approval, which are now all in place. He is working with the township on completing the remaining items. The approvals expired in April of 2024 and the extension would take them to April 13, 2025.

Engineer Shafai confirmed that there has been no change in the zoning since the Board's approvals. He stated the applicant is close to completion of resolution compliance. The applicant is working on minor items such as finalizing the bonds, filing the conservation easement and developer's agreement with the township.

The Board had no further comments on the request for an extension. Chairman Newman made a motion to grant the request for a one-year extension of approvals; which was seconded by Mr. Pepe. The motion passed with the following roll call vote in favor: Chairman Newman, Mr. Pado, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros, Mr. Pepe and Ms. Sinha. Approved 8-0.

**CORRESPONDENCE/BOARD DISCUSSION:**

None.

**NEW/OLD BUSINESS:**

None.

**ADJOURNMENT:**

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,

  
Danielle B. Sims, Board Secretary