



MILLSTONE TOWNSHIP PLANNING BOARD

MINUTES

September 11, 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, September 11, 2024 at 11:30 a.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, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Mr. Pepe, and Mr. Parrino (Alt. I).

Absent: Mr. Pado, Mr. Beck and Ms. Sinha; 1 vacant seat (Alt.II).

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

Mr. Parrino was seated for Ms. Sinha.

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 July 10, 2024

Chairman Newman introduced the minutes. With no comments from the Board, C/W Zabroski made a motion to adopt the Minutes from the July 10, 2024 Planning Board Meeting, which was seconded by Chairman Newman. The Minutes were adopted on a roll call vote: Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Lambros and Mr. Pepe. Approved 5-0.

RESOLUTION(S):

FIRST 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.)

Chairman Newman noted the resolution was provided to the Board in advance of the meeting. Chairman Newman made a motion to memorialize Resolution P21-01 (one-year extension), which was seconded by Mr. Lambros. 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, C/M Ziner, C/W Zabrosky, Mr. Lambros and Mr. Pepe. Approved 5-0.

ACCEPTING REQUEST TO WITHDRAW APPLICATION

Kings Den Lounge, LLC

Block 24, Lot 1 – 2 Conover Rd.

Minor Site Plan Application # P24-02



Attorney Steib explained that the applicant was before the Board; however, they have submitted a request to the Board to withdraw the application. The resolution was provided to the Board in advance of the meeting. Chairman Newman made a motion to memorialize the resolution accepting the applicant's request to withdraw and dismissing the application without prejudice, which was seconded by C/M Ziner. 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, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Mr. Pepe and Mr. Parrino. Approved 7-0.

APPLICATION(S) BEFORE THE BOARD:

None.

CORRESPONDENCE/BOARD DISCUSSION:

The Board was provided all correspondence received since their last meeting. There were no Board comments.

EXECUTIVE SESSION:

Chairman Newman called for the Board to go into Executive Session in order to discuss litigation, making a motion to adopt a resolution under the Open Public Meetings Act to go into executive session; which was seconded by Mr. Pepe. On a roll call vote in favor: Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Mr. Pepe and Mr. Parrino; none opposed, with no members of the public logged onto the virtual meeting, the Board went into executive session.

The Board went back onto record. On a motion from Chairman Newman, the Board voted to exit the Executive Session and proceed with the special meeting, which was seconded by Mr. Pepe, with all in favor; none opposed.

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,


Danielle B. Sims, Board Secretary