



## MILLSTONE TOWNSHIP PLANNING BOARD

### AGENDA

April 9, 2025

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, April 9, 2025 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

☐ Mr. Newman  
☐ Mr. Pado  
☐ Mayor Ferro/C/M Ziner  
☐ C/W Zabrosky

☐ Mr. Kotby  
☐ Mr. Lambros  
☐ Mr. Pepe  
☐ Ms. Sinha

☐ \_\_\_\_\_  
☐ Mr. Parrino (Alt.I)  
☐ Mr. Cipriano (Alt.II)

**PUBLIC COMMENTS** (for matters not on the agenda):

### APPROVAL OF MINUTES:

#### 1. February 12, 2025

**Motion** \_\_\_\_\_

☐ ~~Mr. Newman~~  
☐ Mr. Pado  
☐ ~~Mayor Ferro/C/M Ziner~~  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

☐ Mr. Kotby  
☐ Mr. Lambros  
☐ ~~Mr. Pepe~~  
☐ Ms. Sinha

☐ \_\_\_\_\_  
☐ ~~Mr. Parrino~~ (Alt.I)  
☐ Mr. Cipriano (Alt.II)

#### 2. February 14, 2025 – Special Meeting

**Motion** \_\_\_\_\_

☐ Mr. Newman  
☐ Mr. Pado  
☐ ~~Mayor Ferro/C/M Ziner~~  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

☐ ~~Mr. Kotby~~  
☐ Mr. Lambros  
☐ ~~Mr. Pepe~~  
☐ Ms. Sinha

☐ \_\_\_\_\_  
☐ ~~Mr. Parrino~~ (Alt.I)  
☐ Mr. Cipriano (Alt.II)

### RESOLUTION(S):

#### 1. US Tank Painting, Inc.

Block 16, Lot 9.06 – 900 Rike Dr.

Administrative Site Plan Application # M25-04

**Motion** \_\_\_\_\_

☐ Mr. Newman  
☐ ~~Mr. Pado~~  
☐ ~~Mayor Ferro/C/M Ziner~~  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

☐ Mr. Kotby  
☐ Mr. Lambros  
☐ ~~Mr. Pepe~~  
☐ Ms. Sinha

☐ \_\_\_\_\_  
☐ Mr. Parrino (Alt.I)  
☐ Mr. Cipriano (Alt.II)



**2. Consistency Report – Ordinance No 25-03**

**Ordinance amending Chapter 5 (Fees), Section 5-16 (Fees for Trailers and Mobile Homes), Section 5-16.1 (Permitted Uses), 35 (Land Use and Development Regulations), Section 35-7 (Off-Street Parking and Loading Regulations), Section 35-7-3.7 (Mobile Homes), and Section 35-7-3.8 (Parking and Storage of Commercial Vehicles in all Zoning Districts)**

**Motion** \_\_\_\_\_

- ☐ Mr. Newman  
☐ Mr. Pado  
☐ Mayor Ferro/C/M Ziner  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

- ☐ Mr. Kotby  
☐ Mr. Lambros  
☐ Mr. Pepe  
☐ Ms. Sinha

- ☐ \_\_\_\_\_  
☐ Mr. Parrino (Alt.I)  
☐ Mr. Cipriano (Alt.II)

**3. Resolution Adopting Rules and Regulations (Bylaws) of the Township of Millstone Planning Board Resolution PB2025-08**

**Motion** \_\_\_\_\_

- ☐ Mr. Newman  
☐ Mr. Pado  
☐ Mayor Ferro/C/M Ziner  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

- ☐ Mr. Kotby  
☐ Mr. Lambros  
☐ Mr. Pepe  
☐ Ms. Sinha

- ☐ \_\_\_\_\_  
☐ Mr. Parrino (Alt.I)  
☐ Mr. Cipriano (Alt.II)

**APPLICATION(S):**

**1. JLE, LLC**

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

**Settlement Agreement – Preliminary and Final Major Site Plan Application # P21-03 (S)**

In accordance with a Stipulation of Settlement Agreement, the Planning Board is conducting a “Whispering Woods” hearing for a proposal to demolish the existing retail golf facility and construct a 272,958 s.f warehouse/office building (263,252 sf warehouse and 9,600 sf office) on an approximately 43-acre property in the PCD Zoning District. The revised plan reduces the building approximately 10,000 s.f. from the original size, changes the setback to the nearest property line from 360’ to 440’, elimination of the trailer staging parking spaces, reduces the number of loading docks and a partial relocation of the circulation driveway to increase the separation from adjacent residential community to the northwest. Variance relief is requested for light intensity at property line and light intensity in parking lots.

**Motion** \_\_\_\_\_

- ☐ Mr. Newman  
☐ Mr. Pado  
☐ Mayor Ferro/C/M Ziner  
☐ C/W Zabrosky

**Second** \_\_\_\_\_

- ☐ Mr. Kotby  
☐ Mr. Lambros  
☐ Mr. Pepe  
☐ Ms. Sinha

- ☐ \_\_\_\_\_  
☐ Mr. Parrino (Alt.I)  
☐ Mr. Cipriano (Alt.II)

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

Arbia Antico Land Subdivision, LLC: Resolution Compliance – Board Discussion  
Block 60.02 Lots 12, 12.02, 13 and 14.01

**EXECUTIVE SESSION (if needed):**

**ADJOURNMENT:**