



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

MARCH 9, 2022

7:30 pm

Wagner Farm Park Facility

4 Baird Road – Millstone Township, NJ 08535

PLEASE TAKE NOTICE that the location of the Millstone Township Planning Board meeting scheduled for Wednesday, March 9, 2022 at 7:30 p.m. has been changed from being held virtually, to being held in person at Wagner Farm Park facility, 4 Baird Road, Millstone Township, NJ 08535.

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.

MEETING CALLED TO ORDER: Chairman Newman
READING OF ADEQUATE NOTICE: Secretary
FLAG SALUTE: Chairman Newman
MEMBERS SWORN IN: Attorney Steib
ROLL CALL: Secretary

Balint _____ Beck _____ Curtis _____ Ferro _____ /Lambros (Mayors Designee) _____
Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____
(Vacant) Alt.1 _____ Youngs (Alt. 2) _____

APPROVAL OF MEETING MINUTES:

None.

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTION(S):

ELECTION OF A SECRETARY AND RESOLUTION OF APPOINTMENT - Danielle B. Sims

Motion _____ Second _____
Roll Call: Balint _____ Beck _____ Curtis _____ Ferro _____ /Lambros (Mayors Designee) _____
Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____
(Vacant) Alt.1 _____ Youngs (Alt. 2) _____

P21-12 515 STATE ROUTE 33, LLC/DEMORO FUNERAL HOME

Preliminary and Final Major Site Plan

Block 25, Lots 5.01, 6 & 7 – 515 State Highway 33

Motion _____ Second _____
Roll Call: Balint _____ Beck _____ Curtis _____ Ferro _____ /Lambros (Mayors Designee) _____
Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____
(Vacant) Alt.1 _____ Youngs (Alt. 2) _____

NEW APPLICATIONS:

P21-05 Hexa Builders, LLC

Preliminary and Final Major Site Plan

Block 9, Lot 7 and Block 11, Lot 19 – 710 and 711 Perrineville Road

Proposal to develop two properties located across Perrineville Road from one another in the R-MF (Multi-Family) Zone. Block 11, Lot 19 consists of 36.5-acres, where the applicant proposes 122 market-rate townhouses across 16 buildings and 48 affordable units within two apartment buildings. Block 9, Lot consists of approximately 8.4-acres and there are no improvements proposed on this lot. A variance is required for parking setback of 30'; whereas 50' is required.

Motion _____ Second _____

Roll Call: Balint _____ Beck _____ Curtis _____ Ferro _____ /Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

(Vacant) Alt.1 _____ Youngs (Alt. 2) _____

P21-04 TOTALSTONE LLC

(Amended) Preliminary and Final Major Site Plan

Block 43, Lot 4.02 – 4 Wren Haven Drive

The 5.27-acre property is located in the BP Zoning District on a private road, with frontage on, but no access to, CR 526 and I-195. The applicant proposes to add outdoor storage to an existing site to store cultured stone that is sold and distributed from the existing 44,687 +/- square foot warehouse building. The applicant does not request any expansion of the building footprint or size or any modification of the existing use of the building. A variance is required for outdoor storage within the required front yard area of the lot.

Motion _____ Second _____

Roll Call: Balint _____ Beck _____ Curtis _____ Ferro _____ /Lambros (Mayors Designee) _____

Newman _____ Pado _____ Pepe _____ Ziner _____ Zabrosky _____

(Vacant) Alt.1 _____ Youngs (Alt. 2) _____

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: