



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**  
**May 11, 2022**  
**7:30 pm**

Wagner Park Farm Facility  
4 Baird Road – Millstone Township, NJ 08535

**PLEASE TAKE NOTICE** that the Millstone Township Planning Board meeting has been scheduled for Wednesday, April 13, 2022 at 7:30 p.m. has been changed from being held virtually, to being held in person at the Wagner Farm Park facility, 4 Baird Road, Millstone Township, NJ 08535. Formal Action may be taken.

**MEETING CALLED TO ORDER:** Chairman Newman

**READING PUBLIC NOTICE STATEMENT:** Ms. Sims, Board Secretary

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:** Ms. Sims, Board Secretary

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

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

**APPROVAL OF MINUTES:**

**1. March 9, 2022**

- |  |                                     |  |
|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

**2. April 13, 2022**

- |  |                                     |  |
|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

**RESOLUTIONS:**

**1. GREEN, GEORGE**

**Block 62, Lot 16.02 (proposed lots 16.03 & 16.04) – 97 & 103 Stage Coach Road  
Extension Request for Approval granted for Minor Subdivision Application # P19-11**

- |  |                                     |  |
|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |



**2. TOTALSTONE, LLC, c/o Robert McKay  
Block 53, Lot 4.02 – 4 Wren Haven Drive  
(Amended) Preliminary and Final Major Site Plan Application # P21-04**

- |  |                                     |  |
|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

**CARRIED APPLICATION(S):**

**1. REQUEST TO ADJOURN WITHOUT FURTHER NOTICE TO JUNE 8, 2022  
XXXIII ASSOCIATES/RIVERSIDE CENTER, LLC  
Block 18.01, Lots 1, 2, 3 & 4 – Farrington Blvd. & Debaun Road (future Lots 1.01 and 1.02)  
Minor Subdivision and Preliminary and Final Major Site Plan and Variance Application # P21-13  
(Carried without further notice from 3/9/22 meeting)**

Proposal to modify existing subdivision lines to increase lot size of Lots 1 & 2 and to consolidate Lots 1 & 2 into one lot (proposed Lot A), and to consolidate the remaining portions of Lots 3 & 4 into one lot (proposed Lot B). Applicant proposes to construct a 60,000 s.f. warehouse on proposed Lot A (57,600 s.f. warehouse, 2,400 s.f. office) and associated site improvements. No variances are requested.

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|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> _____      | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

**2. Hexa Builders, LLC  
Block 9, Lot 7 – 711 Perrineville Road  
Preliminary and Final Major Site Plan Application # P21-05  
(Carried without further notice from 3/9/22 meeting)**

Proposal to develop a 36.5-acre property in the R-MF (Multi-Family) Zoning District with 122 market-rate townhouses across 16 buildings and 48 affordable units within two three-story apartment buildings with associated site improvements. No variances are requested.

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|--|-------------------------------------|--|
| Motion _____                                     | Second _____                        |  |
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Ms. Balint | <input type="checkbox"/> Mr. Ziner           |
| <input type="checkbox"/> Vice-Chairman Pepe      | <input type="checkbox"/> Mr. Beck   | <input type="checkbox"/> _____ (Alt.I)       |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Ms. Curtis | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky            | <input type="checkbox"/> Mr. Pado   |  |

**CORRESPONDENCE:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**BOARD DISCUSSION:**

**ADJOURNMENT:**