



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**June 8, 2022**

**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 13, 2022 at 7:30 p.m. has been changed from being held virtually, to being held in person at the Municipal Meeting Room, 215 Millstone 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

**SWEARING IN OF NEW BOARD MEMBER SINHA:** Mr. Steib, Esq.

**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"/> Ms. Sinha  | <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. May 11, 2022**

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

**RESOLUTIONS:**

**1. 515 STATE ROUTE 33, LLC/DEMORO FUNERAL HOME**

**Block 23, Lots 5.01, 6 – 515-517 State Highway Route 33**

**Corrective Resolution Preliminary and Final Major Site Plan with Variances - Application # P21-12**

This resolution would correct a typographical error incorrectly identifying Block 23 as Block 25 by changing references from Block 25 to Block 23 throughout the resolution.

- |  |   |   |
|--|---|---|
| <b>Motion</b> _____  | <b>Second</b> _____                           |   |
| <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"/> <del>Mayor Ferro</del> /Mr. Lambros | <input type="checkbox"/> <del>Ms. Sinha</del> | <input type="checkbox"/> <del>Mr. Youngs</del> (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky                        | <input type="checkbox"/> Mr. Pado             |   |

\*Certified listened to tapes/reviewed transcript and reviewed exhibits



**CARRIED APPLICATION(S):**

**1. REQUEST TO ADJOURN WITHOUT FURTHER NOTICE**

**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 and 5/11/22 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.

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

- Chairman Newman
- Vice-Chairman Pepe\*
- ~~Mayor Ferro~~/Mr. Lambros
- C/W Zabrosky\*

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

- ~~Ms. Balint~~
- Mr. Beck
- ~~Ms. Sinha~~
- Mr. Pado

- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- Mr. Youngs\* (Alt.II)

**2. 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 4/13/22 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.

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

- Chairman Newman
- ~~Vice-Chairman Pepe~~
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

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

- Ms. Balint
- Mr. Beck
- ~~Ms. Sinha~~
- Mr. Pado

- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- Mr. Youngs (Alt.II)

**3. Force 5 Holdings, LLC**

**Block 18, Lot 2.04 – 8 Farrington Rd.**

**Preliminary and Final Major Site Plan Application # P22-01**

Proposal to construct a 2-story indoor recreation facility, totaling 40,700 s.f., for activities such as cricket, badminton, laser tag, pin pong, arcade and other such related activities. Hours of operation would be between 6:00 am and 11:00 pm, seven days a week with 5-10 employees and between 50-80 customers at a time. Variance Relief is being sought for building height.

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

- Chairman Newman
- Vice-Chairman Pepe
- Mayor Ferro/Mr. Lambros
- C/W Zabrosky

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

- Ms. Balint
- Mr. Beck
- Ms. Sinha
- Mr. Pado

- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- Mr. Youngs (Alt.II)

**CORRESPONDENCE:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**BOARD DISCUSSION:**

**ADJOURNMENT:**