



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**July 13, 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, July 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

**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. June 29, 2022 – Special Meeting**

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

**RESOLUTIONS:**

None.

**APPLICATION(S):**

**1. REQUEST TO ADJOURN WITHOUT FURTHER NOTICE TO AUGUST 2, 2022 (Special Meeting)**

**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, 5/11/22, 5/8/22, 6/29/22)**

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.

- |   |  |   |
|---|--|---|
| <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/Mr. Lambros</del> | <input type="checkbox"/> <del>Ms. Sinha</del>  | <input type="checkbox"/> <del>Mr. Youngs (Alt.II)</del> |
| <input type="checkbox"/> C/W Zabrosky*                      | <input type="checkbox"/> Mr. Pado              |   |

\*Certified reviewed the recording/transcript and reviewed the Exhibits



**2. REQUEST TO ADJOURN WITHOUT FURTHER NOTICE TO AUGUST 10, 2022**

**AACDML Property, LLC**

**Block 23, Lot 3 (proposed Lots 3.01 and 3.02) – State Highway 33 (Eastbound)**

**Minor Subdivision and Preliminary and Final Major Site Plan and Variance Application # P21-10**

Proposal for a two-lot minor subdivision of a +/-136.05-acre undeveloped lot (proposed Lot 3.01 = 20-acres, proposed Lot 3.02 = 116.05-acres) and to construct a 130,242 s.f. warehouse building (124,242 sf warehouse and 6,000 s.f. office) with two phases on proposed Lot 3.01 within the PCD Zoning District.

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

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

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

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

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

**3. D'Amico, R.Scott & Cynthia**

**Block 14.01, Lot 30 (proposed Lots 30.01 and 30.02) – 810 & 812 Perrineville Road**

**Request for an Extension of Minor Subdivision and Variance Approvals # P21-07**

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

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

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

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

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

**4. XXIII 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 and 6/8/22 meetings)**

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)

**5. Force 5 Holdings, LLC**

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

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

**(Carried without further notice from 4/13/22 and 6/8/22 meetings)**

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/BOARD DISCUSSION:**

**NEW/OLD BUSINESS:**

**ADJOURNMENT:**