



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

SEPTEMBER 14, 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, September 14, 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"/> Mr. Kotby (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Mr. Pado | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Ms. Sinha | |

PUBLIC COMMENTS (for matters not on the agenda):

APPROVAL OF MINUTES:

1. August 10, 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"/> Mr. Kotby (Alt.I) |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Mr. Pado | <input type="checkbox"/> Mr. Youngs (Alt.II) |
| <input type="checkbox"/> C/W Zabrosky | <input type="checkbox"/> Ms. Sinha | |

RESOLUTION(S):

None

APPLICATION(S):

1. REQUEST TO CARRY TO NOVEMBER 9, 2022 (New notice would be provided)

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. The Board took jurisdiction on 7/13/22 and carried to 8/10/22, then 9/14/22.

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

*Certified reviewed the recording/transcript and reviewed the Exhibits



**2. Township of Millstone – 6 Novad Court
Block 57.01, Lot 20.01 – 6 Novad Ct.**

Preliminary and Final Major Site Plan Application # P22-04

The existing one-story masonry dwelling and masonry garage are proposed to be demolished and a new 2,800 s.f. (square foot), one-story dwelling with three, two-bedroom apartment units, seven residential parking spaces (incl. 1 handicap space) and associated site improvements would be constructed. Variance relief is required for minimum lot size (existing condition).

Motion _____

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

Second _____

- Ms. Balint
- Mr. Beck
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Kotby (Alt.I)
- Mr. Youngs (Alt.II)

3. GREEN, GEORGE

Block 62, Lot 16.02 (proposed lots 16.03 & 16.04) – 97 & 103 Stage Coach Road

Request for a Second Extension of Approval granted for Minor Subdivision Application # P19-11

Request for a second extension of approval granting a two-lot subdivision of a 9.83-acre lot in the R130 Zoning District. Proposed Lot 16.04 (#97 Stage Coach Road, 3-acres) will maintain an existing dwelling and swimming pool. Proposed Lot 16.03 (#103 Stage Coach Road, approximately 6.6-acres) will be a single-family residential building lot. No variance relief was required to create this subdivision. Applicant is requesting an extension as the subdivision must have been perfected and filed within 190 days of the resolution memorialization, which expired on 9/17/20. Applicant received an extension, which expired on August 23, 2022. Applicant is requesting a second extension in order to perfect the subdivision.

Motion _____

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

Second _____

- Ms. Balint
- Mr. Beck
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Kotby (Alt.I)
- Mr. Youngs (Alt.II)

4. JLE, LLC

Block 20, Lots 3.12 & 3.13 – 530 State Highway 33

Preliminary and Final Major Site Plan Application # P21-03

Proposal to demolish the existing retail golf facility and construct a 282,252 s.f. warehouse/office building with four (4) separate office spaces in the corners (2,400 s.f. per office = 9,600 s.f. office total), 96 loading bays, four (4) loading ramps and four (4) compactor bays, with associated site improvements on an approximately 43-acre property in the PCD Zoning District. Variance relief is required.

Motion _____

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

Second _____

- Ms. Balint
- Mr. Beck
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Kotby (Alt.I)
- Mr. Youngs (Alt.II)

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT: