



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

October 12, 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, October 12, 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 BOARD MEMBERS: Hesham Kotby (Class IV, unexpired term)
Deborah Riley (Alt. I, unexpired term)

ROLL CALL: Ms. Sims, Board Secretary

- | | | |
|--|------------------------------------|--|
| <input type="checkbox"/> Chairman Newman | <input type="checkbox"/> Mr. Beck | <input type="checkbox"/> Mr. Ziner |
| <input type="checkbox"/> Vice-Chairman Pepe | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> Ms. Riley (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** _____
- Chairman Newman
 - Vice-Chairman Pepe
 - Mayor Ferro/Mr. Lambros
 - C/W Zabrosky

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- Mr. Youngs (Alt.II)

2. October 13, 2021

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

- Second** _____
- Mr. Beck
 - Mr. Kotby
 - Mr. Pado
 - Ms. Sinha

- Mr. Ziner
- Ms. Riley (Alt.I)
- Mr. Youngs (Alt.II)



RESOLUTION(S):

1. 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**

Motion _____

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

Second _____

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

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**

Motion _____

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

Second _____

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

APPLICATION(S):

1. 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**

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. The Board heard this application on 4/13/22, public session was closed, hearing adjourned to 6/8/22, 7/13/22 and then 10/13/22.

Motion _____

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

Second _____

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

2. 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 50-80 customers at a time.

Motion _____

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

Second _____

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

*Certified reviewed the recording/transcript and reviewed the Exhibits



3. 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 _____

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

4. 37 Burnt Tavern, LLC

Block 57, Lots 17.02 & 17.03 – 37 & 41 Burnt Tavern Road

Preliminary Major Site Plan Application # P21-16

Proposal to construct a 148,553 s.f. warehouse building (142,393 sf warehouse and 6,160 office area) on an undeveloped 10.88-acre parcel of land within the BP (Business Park) Zoning District with associated site improvements (Phase I). Phase II would consist of nine (9) additional loading stalls and reconstruction of a portion of the parking area in the front of the building. Applicant is only seeking Preliminary Major Site Plan approvals and is not seeking any variance relief at this time.

Motion _____

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

Second _____

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

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

ADJOURNMENT: