



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**June 14, 2023**

**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, June 14, 2023 at 7:30 p.m. to be held in person at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Formal Action may be taken.

**CALL TO ORDER:** Chairman Newman

**OPEN PUBLIC MEETING LAW STATEMENT:** Board Secretary Sims

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:** Board Secretary Sims

- |  |                                    |   |
|--|------------------------------------|---|
| <input type="checkbox"/> Chairman Newman         | <input type="checkbox"/> Mr. Beck  | <input type="checkbox"/> Mr. Ziner      |
| <input type="checkbox"/> Mr. Pepe                | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mayor Ferro/Mr. Lambros | <input type="checkbox"/> Mr. Pado  | <input type="checkbox"/> _____ (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. May 10, 2023**

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

**RESOLUTION(S):**

**1. Amending Prior Approval for CRP/CHI Showplace Farms Owner, LLC  
Block 23, Lots 8.01 & 8.02 (previously Lot 3) – State Highway 33  
Preliminary Major Site Plan Application # P19-12**

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

**2. Six-Month Extension of Minor Subdivision Approvals for AACDML Property, LLC  
Block 53, Lots 2.03 & 3 (proposed Lots 3.01 & 3.02) – State Highway 33  
Preliminary and Final Major Site Plan and Minor Subdivision Application # P21-10(Ext.)**

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



**BOARD DISCUSSION:**

**MASTER PLAN (Public hearing and Resolution):**

**PB2023-07 Millstone Township’s Housing Element and Fair Share Plan – Public Hearing and Adoption of Proposed Amendments**

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the “Housing Plan Element and Fair Share Plan” of the Millstone Township Master Plan, dated May 26, 2023. The purpose of the public hearing is to hear comments from all interested parties regarding a proposed updates to the "Housing Plan Element and Fair Share Plan" Master Plan document, which was prepared by Heyer, Gruel & Associates. The Board shall consider and may take action to adopt the (HEFSP) Master Plan document.

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

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

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

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**APPLICATION(S):**

**1. REQUEST FOR EXTENSION OF MAJOR SITE PLAN APPROVALS**

**1 & 5 Wren Haven, LLC**

**Block 53, Lot 4.07 (previously Lots 4.06 & 4.07) – 1 Wren Haven Drive**

**Preliminary and Final Major Site Plan Application # P17-10 (Ext.- #1)**

Request for Three One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 49,500 s.f. warehouse building including 5,000 s.f. of office space, with associated site improvements. Zoning changes have occurred to the BP Zone since the site was approved in 2018.

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

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

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

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**2. REQUEST FOR EXTENSION OF MAJOR SITE PLAN APPROVALS**

**1 & 5 Wren Haven, LLC**

**Block 53, Lot 4.04 (previously Lots 4.04 & 4.05) – 3 Wren Haven Drive (previously #5)**

**Preliminary and Final Major Site Plan Application # P17-10(Ext.- #3)**

Request for Three One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 50,250 s.f. warehouse building including 5,000 s.f. of office space, with associated site improvements. Zoning changes have occurred to the BP Zone since the site was approved in 2018.

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

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

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

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- \_\_\_\_\_ (Alt.I)
- \_\_\_\_\_ (Alt.II)

**3. XXXIII Associates/Riverside Center, LLC**

**Block 18.01, Lots 1, 2, 3 & 4 (proposed Lot 1.01) – Farrington Blvd./DeBaun Rd.**

**Preliminary and Final Major Site Plan Application # P23-03**

Proposal to consolidate the four lots into one Lot (proposed Lot 1.01) and to construct a 102,960 s.f. warehouse building (3,000 s.f. office and 99,960 s.f. warehouse) and associated site improvements. The site will consist of 11.82-acres, in the PCD Zoning District. Hearing date: 6/14/23. Time to Act: 6/24/23 (no variances requested; however, 7/24/23 with variance relief required for Loading Space Location and Lighting Intensity for Off-Street Parking Areas).



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

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

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

- |                                    |   |
|------------------------------------|---|
| <input type="checkbox"/> Mr. Beck  | <input type="checkbox"/> Mr. Ziner      |
| <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mr. Pado  | <input type="checkbox"/> _____ (Alt.II) |
| <input type="checkbox"/> Ms. Sinha |   |

**4. Arbia Antico Land Subdivision, LLC**  
**Block 60.02, Lots 12, 12.02, 13 & 14.01 – Brookside Rd.**  
**Preliminary and Final Major Subdivision Application # P23-06**

Proposal to modify the existing 4 lots and subdivide into five (5) residential lots. Variance relief is being requested for two of the new proposed lots (proposed Lot "A" and proposed Lot "B") for not meeting the minimum Lot Area, not providing the minimum Lot Frontage, not providing the minimum Lot Width and not providing the minimum Combined Side Yard Setback for each of the two proposed lots, minimum Front Yard Setback for the existing house on proposed Lot "D" and minimum Accessory Building Side Yard Setback for existing detached garage on proposed Lot "D". The site is in the RU-C Zoning District. Hearing date: 6/14/23. Time to Act: 9/16/23.

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

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

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

- |                                    |   |
|------------------------------------|---|
| <input type="checkbox"/> Mr. Beck  | <input type="checkbox"/> Mr. Ziner      |
| <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> _____ (Alt.I)  |
| <input type="checkbox"/> Mr. Pado  | <input type="checkbox"/> _____ (Alt.II) |
| <input type="checkbox"/> Ms. Sinha |   |

**OLD/NEW BUSINESS:**

1. Receipt of 2022 Annual Report

**CORRESPONDENCE:**

**ADJOURNMENT:**