



MILLSTONE TOWNSHIP PLANNING BOARD

AGENDA

July 12, 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, July 12, 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

SWEARING IN OF NEW BOARD MEMBER: Steve Parrino, Alternate I (unexpired term)

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"/> Mr. Parrino (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. June 14, 2023

- | | | |
|--|------------------------------------|---|
| Motion _____ | Second _____ | |
| <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"/> Mr. Parrino (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. 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.)**

- | | | |
|--|------------------------------------|---|
| Motion _____ | Second _____ | |
| <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"/> Mr. Parrino (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. 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.)

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

APPLICATION(S):

1. REQUEST FOR EXTENSION OF MAJOR SITE PLAN APPROVALS
YS Millstone, LLC (Approvals previously granted to Yomesh Patel)
Block 24, Lot 6 – 455 Route 33
Preliminary and Final Major Site Plan Application # P19-05 (Ext.)

Request for Two One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 7,387 s.f. (previously approved at 7,472 s.f., but reduced per the NJDEP review comments) with associated site improvements. Property 1.28-acres and is located in the HC Zone and there have been no changes in the zoning since the 2020 approvals. (Also known as KSV Investments, LLC)

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

2. REQUEST FOR EXTENSION OF MAJOR SITE PLAN APPROVALS
BH of Millstone N, LLC (Approvals previously granted to XXXIII Associates/Riverside Center)
Block 18, Lot 2.03 – 10 Farrington Blvd.
Preliminary and Final Major Site Plan Application # P20-05 (Ext.)

Request for Declaration of Vested Rights under the Permit Extension Act and alternatively, seeks a One-Year Extension of Approvals of previous Preliminary and Final Major Site Plan to construct a 100,240 s.f. warehouse/office building, including 2,500 s.f. of office space, with associated site improvements. Zoning changes have occurred to the PCD Zone since the site was approved in 2020.

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

3. XXXIII Associates/Riverside Center, LLC (CONTINUED APPLICATION)
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). Hearing date: 6/14/23-not heard. Carried to 7/12/23 w/out further notice. Extension of Time to Act through 7/31/23.

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- _____ (Alt.II)



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-not heard. Carried to 7/12/23 w/out further notice. Time to Act: 9/16/23.

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby
- Mr. Pado
- Ms. Sinha
- Mr. Ziner
- Mr. Parrino (Alt.I)
- _____ (Alt.II)

5. REQUEST TO ADJOURN TO AUGUST 9, 2023

JLE, LLC
Block 20, Lot 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. The Board took jurisdiction on October 12, 2022 and carried to 11/9/22, and 12/14/22, but adjourned. Applicant re-noticed for 4/12/23, carried to 5/10/23 and 7/12/23, without further notice. Applicant is requesting to adjourn the hearing to 8/9/23. Extension of Time to Act through 8/30/23.

Motion _____

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

Second _____

- Mr. Beck
- Mr. Kotby*
- Mr. Pado
- Ms. Sinha
- Mr. Ziner*
- ~~Mr. Parrino~~ (Alt.I)
- _____ (Alt.II)

*Certified reviewed recording/transcript and reviewed Exhibits

OLD/NEW BUSINESS:

BOARD DISCUSSION/CORRESPONDENCE:

ADJOURNMENT: