



**MILLSTONE TOWNSHIP PLANNING BOARD**

**AGENDA**

**October 11, 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, October 11, 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. August 9, 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"/> <del>Mr. Pepe</del>                | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> Mr. Parrino (Alt.I) |
| <input type="checkbox"/> <del>Mayor Ferro/Mr. Lambros</del> | <input type="checkbox"/> Mr. Pado  | <input type="checkbox"/> _____ (Alt.II)      |
| <input type="checkbox"/> C/W Zabrosky                       | <input type="checkbox"/> Ms. Sinha |  |

**RESOLUTION(S):**

**1. Confirming Compliance Conditions of Final Site Plan Approval**  
**BH of Millstone N, LLC (Previously XXXIII Associates/Riverside Center)**  
**Block 18, Lot 2.03 – 10 Farrington Blvd.**  
**Preliminary and Final Major Site Plan Application # P20-05 (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"/> <del>Mr. Pepe</del>                | <input type="checkbox"/> Mr. Kotby | <input type="checkbox"/> Mr. Parrino (Alt.I) |
| <input type="checkbox"/> <del>Mayor Ferro/Mr. Lambros</del> | <input type="checkbox"/> Mr. Pado  | <input type="checkbox"/> _____ (Alt.II)      |
| <input type="checkbox"/> C/W Zabrosky                       | <input type="checkbox"/> Ms. Sinha |  |



**APPLICATION(S):**

**1. 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, 7/12/23, 8/9/23 and 10/11/23 without further notice. Extension of Time to Act through 11/1/23.

**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)

**OLD/NEW BUSINESS:**

**BOARD DISCUSSION/CORRESPONDENCE:**

**ADJOURNMENT:**

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