MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
March 12, 2025

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, March 12, 2025 at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ 08535. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Ms. Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.
Roll call for the below members was called:

Present:	Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby (late), Mr. Lambros, Ms. Sinha, Mr. Parrino (Alt. I) and Mr. Cipriano (Alt. II).
Absent:	Mr. Pepe; 1 vacant seat.
Attending:	Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, Board Planner; Danielle B. Sims, Board Secretary.

Mr. Parrino was seated for the vacant seat. Mr. Cipriano was seated for Mr. Pepe. Secretary Sims confirmed the Board has a quorum.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members the public for comments on matters not before the Board. With no members of the public coming forward, Chairman Newman closed the public comments session.

MINUTES:

Minutes from February 12, 2025 and February 14, 2025 (Special Meeting)

Chairman Newman noted that the two sets of Minutes are being carried to the next Planning Board meeting.

RESOLUTION(S):

None.

APPLICATION(S) BEFORE THE BOARD:

Hexa Builders, LLC
Block 9, Lot 7 – 711 Perrineville Road
Final Major Site Plan Application # P21-05 (F)
Proposal to develop a 36.5-acre property in the R-MF (Multi-Family) Zoning District with 122 market-rate townhouses across 16 buildings and 48 affordable units within two three-story apartment buildings with associated site improvements. Preliminary Site Plan Approval was granted on 1/11/23.

The following witnesses were sworn in and were under oath:

- Matt Shafai, PE, PP – Board Engineer
- McKinley Mertz, PP, AICP – Board Planner
- Chester DiLorenzo, PE, PP – Applicant's Engineer

Also attending: Angela Buonantuono, Court Reporter for this applicant.

Attorney Steib stated that the Applicant has requested a one-year extension of the Preliminary Major Site Plan Approval. The applicant has not provided the required application, but today submitted the required application fee. The Board authorized Attorney Steib to prepare a resolution of approval of the 1-year extension in advance of the next meeting, with all Board members in favor, none opposed.

Mr. Jake Russo, Esq. appeared on behalf of the applicant and provided a summary of the application and the status update. He reminded the Board that his application is part of the Township's Third Round obligation for Affordable Housing and addresses the Settlement Agreement and Fair Share Plan. This application is an inclusionary development site.

Mr. Russo stated that they are not seeking any approvals this evening from the Board, but simply looking to provide an update to the Board. He reminded the Board that there are two remaining outstanding approvals that remain to satisfy the conditions of their preliminary approval, Monmouth County Planning Board and Delaware and Raritan Canal Commission (DRCC). The applicant received this same day, a staff report from the DRCC, recommending approval and the formal

Mr. Kotby arrived.

Mr. Chet DiLorenzo, PE, previously provided his credentials, noted his license is up to date and he acknowledged he is still under oath. Mr. DiLorenzo provided an update of the approvals pending from the Monmouth County Planning Board. He stated that the County approval is anticipated on March 24th, 2025.

Mr. Russo reviewed the five outstanding conditions of preliminary approval, including TWA, NJDEP Stream Encroachment, NJPDES Permit, DRCC and Monmouth County Planning Board. He explained that the Board agreed that the NJPDES, TWA and NJDEP Stream Encroachment can be conditioned of a final approval and the Applicant should obtain the DRCC and Monmouth County Planning Board approval.

Attorney Steib and Mr. Russo referenced NJ Statute 13.13-A-14C. Attorney Stieb noted that if the DEP permitting significantly changes the site after any approvals from the Board, the applicant would have to re-apply and start over.

Mr. Russo argued that the Board's concern was that the wetlands line will not change. The Applicant, today, received a staff report from the DRCC that should satisfy the Board's concern that the line will not change. (Note-The Board has not received the associated revised plans, which were reviewed by the DRCC).

Chairman Newman summarized that the applicant will be appearing at the upcoming meeting to hear their application for Final Site Plan approval.

US Tank Painting, Inc.
Block 16, Lot 9.06 – 900 Rike Dr.
Administrative Site Plan Application # M25-04
Request for Administrative Site Plan Approval to amend the previously approved Preliminary and Final Major Site Plan #P24-03. Under application P24-03, the applicant received approvals to construct a one-story addition to the existing warehouse of approximately 13,480 sf, a two-story addition to the existing office of 2,520 sf and a second-story addition to the existing office space of 1,260 s.f. on the main building. The applicant is now seeking Administrative Site Plan approval to amend the application to remove the addition to the two-story office building and only construct the additional one-story warehouse building.

NOTE- While this is a request for Administrative Site Plan Review as it lessens the intensity and impact of the site over the prior approval, and this type of request meets the requirements for an administrative review and approval, Engineer Shafai requested that the request be considered by the Board to confirm the request does not affect the prior conditions of approval and/or trigger any additional conditions.

Attorney Stieb reviewed the notice in advance of the hearing, which was correct in form and content, so that the Board has jurisdiction to hear the application. Attorney Steib stated that the applicant has submitted a request for Administrative Site Plan review.

Peter Klouser, Esq. appeared on behalf of the applicant.

The following witnesses were sworn in and were under oath:

- Matt Shafai, PE, PP – Board Engineer
- McKinley Mertz, PP, AICP – Board Planner
- Brian Batchler – Applicant
- Ronald Sadowski, PE – Applicant's Engineer

The following exhibits were marked as evidence:

EXHIBITS

A-1 Jurisdictional Notice (Proof of Service)
A-2 Application, Checklist(s) and Administrative Forms
A-3 Outside Agency Approvals
A-4 Statement of Environmental Impact and Assessment, prepared by Crest Engineering, dated 11/16/17
A-5 Manual for the Operation & Maintenance of Stormwater Management BMP's, prepared by Crest Engineering, dated 11/16/17, revised 1/19/24
A-6 Stormwater Management Plan, prepared by Crest Engineering, dated 2/29/24, revised 11/8/24
A-7 Survey of Property, prepared by Crest Engineering, one (1) sheet, dated 10/3/19, last revised 6/13/24
A-8 Architectural Floor Plans & Elevations, prepared by 3D Architecture, two (2) sheets, dated 10/26/22, revised 2/26/25
A-9 Site Plan Rendering, prepared by Ronald Sadowski, PE, eleven (11) sheets, dated 3/22/24, last revised 2/21/25

BOARD'S PROFESSIONAL'S REVIEW EXHIBITS

PB-1 Planner's Review dated 3/4/25

Mr. Klouser explained that everything the Board approved was appropriate and they will still be providing the enhanced landscaping and such for the proposed storage warehouse addition, but will be building another building on another vacant lot, instead of adding the additional office space on this site.

Mr. Ronald Sadowski reviewed the proposed changes compared to the recently approved site plan.

Board Engineer Shafai inquired the need of the applicant to construct so many parking spaces when the office space is no longer being proposed. He did note that there appears to be a need for additional parking on the site.

Motion to approve a motion to authorize Board Engineer Shafai to review the proposed administrative site plan changes.

Planner Mertz noted that lot coverage calculation appears to be incorrectly noted on the plans and will be corrected on the final plans.

Chairman Newman opened up the matter to the public. With no members of the public coming forward, Chairman Newman closed the matter to the public.

The Board discussed the matter and suggested that any conditions of the original resolution remain conditions of any new approvals. Planner Mertz confirmed that the applicant will be cleaning up the site. Engineer Shafai inquired when the violations of the trailers will be cleaned out. Mr. Klouser stated they have an agreement with the judge and the prosecutor regarding the violations.

With no further discussion from the Board, Chairman Newman made a motion to approve the request for Administrative Site Plan with the conditions of the previous (unperfected) site plan approval, which was seconded by Mr. Kotby. The motion passed with the following roll call vote in favor: Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby, Mr. Lambros, Ms. Sinha, Mr. Parrino and Mr. Cipriano. Approved 9-0.

CORRESPONDENCE/BOARD DISCUSSION:

State Plan Correspondence – Attorney Steib provided a summary of the recent Update to State Development and Redevelopment Plan. The Board authorized Planner Mertz to respond to the County, who is overseeing all towns within the County, requesting that the Township would continue to be Class 4B designation

There were no other Board discussion matters.

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman closed the meeting.

Respectfully submitted,

Danielle B. Sims

Danielle B. Sims, Board Secretary