MILLSTONE TOWNSHIP PLANNING BOARD
MINUTES
October 14, 2026

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, October 14, 2026 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, Mr. Pado, C/M Ziner, C/W Zabrosky, Mr. Kotby, and Mr. Lambros.
Absent:	Mr. Pepe, Ms. Sinha, Mr. Parrino (Alt. I) and Mr. Cipriano (Alt. II).and; 1 vacant seat (Regular member).
Attending:	Michael Steib, Esq., Board Attorney; Greg Blash, PE, PP, Board Engineer; McKinley Mertz, Board Planner; John Barree, Board Planner; and Danielle B. Sims, Board Secretary.

Mr. Parrino was seated for vacant seat. Mr. Parrino was seated for Mr. Lambros.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members of 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 September 9, 2026

Chairman Newman introduced the minutes. With no comments from the Board, Mr. Kotby made a motion to adopt the meeting Minutes from the September 9, 2026 Planning Board Meeting, which was seconded by C/M Ziner. The Minutes were adopted on a roll call vote: C/M Ziner, C/W Zabrosky and Mr. Kotby. Approved 3-0.

RESOLUTION(S):

None.

APPLICATION(S) BEFORE THE BOARD:

AACDML Property, LLC
Block 23, Lot 3 – 535 State Highway 33 (Eastbound)
Request for Extension of Preliminary and Final Major Site Plan Approval # P21-10 (Ext.)
Applicant is seeking Two One-Year Extensions *(applicant changed this from two to three years at meeting)* of Major Site Plan Approval for a 130,242 square foot warehouse with office space and associated site improvements of a 20-acre lot in the PCD zone. The original Resolution of Preliminary and Final Major Site Plan approval was adopted on 12/14/22.

Angela Buonantuono, Court Reporter, was present for this application. A copy of the transcript will be attached to these minutes once they are provided.

Kenneth Pape, Esq. appeared on behalf of the applicant. He noted this was an approval for a 124-acre property, which was subdivided, leaving the subject site with 20-acres. The 20-acre parcel was approved for a 130,242 sf warehouse and office building. Mr. Pape noted that they originally requested two one-year extensions of the approvals; however, that would only afford them an extension through December of 2026, so they are amending their request to seek three one-year extensions, through December 14, 2027.

Jennifer Krimko, Esq. also appeared on behalf of the property owner.

Jeromie Lange, Director of Development for AACDML, was sworn in. Exhibit A-1 was presented as an aerial exhibit of the site, reflecting the property lines of the original site (prior to subdivision) and showing the 20-acre subdivision from the lot. This was an exhibit from the original application.

Mr. Lange noted there has been a zone change to the property. He reviewed the status of the outside agency approvals. The only resolution compliance items outstanding is JCP&L permits. Mr. Lange confirmed that the subdivision has already been perfected. The required conservation easements for both new lots have been recorded. There is a 7.58-acre conservation easement on the 20-acre parcel.

The applicant applied to JCP&L to power the site. JCP&L stated that they can only provide 600 amps of service for the site, a full 1,000 amps short of what they had requested. In March of 2025, they received the quote for $110,000 contract with JCP&L, however, still only for the 600 amps. On October 1st, 2026, they applied for 1500 amps of power, which is what they feel is the bare minimum. To date, they have not yet received any response from JCP&L.

Ordinance 22-05 was implemented since the initial application, which affected certain standards for development in the zone. Planner Mertz requested clarification for the calculations based on the new ordinance. The applicant was able to utilize the prior ordinance as part of the Time-of-Application Rule. The rear setback change did not affect this site. The lot coverage does go up based on the new regulations, but still within the new requirements. Based on the new regulations, the application would no longer meet the regulations for building coverage (approximately 24.60%; whereas 15% maximum is permitted) and Floor area Ratio, “FAR” (0.246; whereas 0.15 is permitted). The applicant clarified their calculations, as they differ from the numbers in the Board Planner’s review memo.

Mr. Lange stated that they have filed the subdivision, filed the conservation easements, completed all the required approvals, but are still working towards obtaining their approvals from JCP&L.

If the Board were to not approve the request for extension or if the approvals expire, the application would need to go to the Zoning Board for ‘d’ variance relief for FAR and would reduce the square footage of the building by approximately 50,000 square feet. Construction would take about nine months. They currently do not have a tenant for the space.

Although not required, Chairman Newman opened the matter to the public.

Michael Polansky of Hampton Hollow Drive appeared and was sworn in. He noted that electric vehicles (EV) and machinery is more prevalent now. He noted there are more computers electric sorting equipment, and soon there will be trucks. It has to have the power to take those next steps. He stated that he has noticed an increase in traffic and speeding, noting the Township uses State Police. He is with a warehouse in another town that is 220,000 sf and has 1,000 amperage. He asked what is the reason for the requested 1,500 amps. Mr. Lange replied that 1,600 amp service is small for a commercial use. He believes there are some homes in Millstone that have 600 amps of service.

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

The Chairman Newman stated he was persuaded, primarily, since the applicant has already placed the 100+ into conservation easement and acknowledged the long duration to obtain all of the required outside agency approvals.

Chairman Newman made a motion to grant the requested three one-year extensions with all previous conditions in place, but in addition would like the new Board Engineer, Greg Blash, to have the opportunity to do a final plan review and to specifically pay special attention to landscaping to avoid any "gaps" in the landscaping to minimize any visual impact from the site, including during construction, which was seconded by Mr. Pado. The motion passed with the following roll call vote in favor: Chairman Newman, C/M Ziner, Mr. Kotby, Mr. Parrino (Alt I) and Mr. Cipriano (Alt. II). Motion approved, 5-0.

MASTER PLAN REEXAMINATION REPORT & LAND USE PLAN ELEMENT – PUBLIC INPUT SESSION:

The public is invited to attend a regular meeting of the Planning Board to participate in shaping the Township's Master Plan Reexamination Report & Land Use Plan Element, as well as the Natural Resource Inventory. The Master Plan will serve as the basis for future land use and zoning policy decisions in Millstone. This is the final public input session before the public hearing. Please come and share your thoughts!

McKinley Mertz, PP, AICP, Board Planner prepared the 2026 Master Plan Reexamination Report, the 2026 Land Use Plan and the Natural Resource Inventory (NRI). The 2026 Stormwater Management Report was prepared by Stephen Myer of Leon S. Avakian, Inc.

Planner Mertz reviewed a summary Power Point presentation (to be attached to these minutes). She described the process and recommended updates. Generally, the 2026 Master Plan amendments supports the environmental features and The Board discussed the recommendations.

Chairman Newman opened the matter to the public for comments:

Tracy Levy of Disbrow Hill Road asked about affordable housing. Planner Mertz explained that while it is technically part of the Master Plan, it is not being revised as part of this proposal. She directed Ms. Levy to attend the next Township Committee meeting. Planner Mertz also addressed a question about the process for farmers seeking Site Specific Agricultural Management Plan, noting the County no longer requires an applicant to apply to the Township before applying to the County Agricultural Development Board.

Jenna Wells of 31 Hampton Hollow inquired about contractors using local roads, for instance from the BP or PCD zone. Planner Mertz responded that the Board can control the design standards on internal roads in subdivisions or commercial condo association. She noted that any development that has already been approved would not be affected.

John Raddish of 115 Millstone Road appeared and asked about possible re-zoning on his property. Planner Mertz reviewed his property location, current and prior zoning.

Brianna Raddish of 115 Millstone Road appeared. She furthered the questions of Mr. Raddish, noting that properties between 10 and 20 acres in the RU-P zone are eligible under certain circumstances, to allow one single subdivision. The Board noted that the Master Plan recommendations are to maintain the large lot zoning.

Holly Gonzales of 31 Deep Trail appeared and expressed appreciation for the Board in doing everything to protect the Township and being in line with the ideals of the community.

Stephanie Osgoodby of 1 Bruer Drive appeared. She supports the Board's environmental initiatives. She noted the importance of the major aquifers so important for groundwater recharge and

protection zone. It protects the water quality even beyond our. She appreciates the Board's dedication to the Master Plan.

Mike Polansky of Hampton Hollow Drive appeared again, noting he appreciated the efforts. He asked about the town's influence on State Police presence. The Board recommended to go to the Township Committee with this request.

Stephanie Osgoodby of 1 Bruer Drive again appeared. She noted that in the RU-P, there are cluster provisions and requested that the minimum lot size to cluster be increased and also to increase the size of the clustered lots. The Board will review this.

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

Planner Mertz thanked the public for all of their involvement. The final documents will be released by November 2, 2026 and will be up for adoption at the November 12, 2026 Planning Board meeting.

CLOSED SESSION:

Chairman Newman called for the Board to go into Executive Session in order to discuss litigation.

Chairman Newman made a motion to adopt a resolution under the Open Public Meetings Act to go into executive session; which was seconded by C/M Ziner. With all Board in favor, members of the public were excused from the meeting room, and went into the executive session.

The Board returned to the public session on a motion from Chairman Newman to end the executive Session and continue with the regular meeting, which was seconded by C/M Ziner, with all in favor.

CORRESPONDENCE/BOARD DISCUSSION:

NEW/OLD BUSINESS:

None.

ADJOURNMENT:

With no further business, Chairman Newman made a motion to adjourn; and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,

Danielle B. Sims

Danielle B. Sims, Board Secretary

MILLSTONE TOWNSHIP

Final Public Outreach for the Master Plan Reexamination Report, Land Use Element, and NRI

Wednesday, October 14, 2026



Prepared by MJ Planning

AGENDA

1 INTRODUCTION

- Reminder: What is a Master Plan and why are we updating it?

2 WHAT WE HAVE DONE SO FAR

- Review of Existing Conditions Overview
- Previous Outreach Efforts

3 WHAT WE HEARD

- Major themes heard during the public outreach process

4 WHAT WE RECOMMEND

NEXT STEPS AFTER 10/14 MEETING

- **Master Plan Subcommittee (comprised of members of the Planning Board and Administrative staff) will reconvene to finalize all recommendations.**
- **The Master Plan documents will be completed by our office and put on file for the public to view on November 2nd.**
- **A public hearing will occur at the Planning Board on THURSDAY NOVEMBER 12TH where the Board will review the final Master Plan, the public will be able to comment, and the Board will vote on adoption of the Master Plan documents.**
- **Once the Master Plan documents are adopted by the PB, the Township Committee can draft and adopt any implementing ordinances.**

1 INTRODUCTION
What is a...

...Master Plan?

- A long-range **roadmap**, intended to guide the physical, economic, and social development of a community.
- A **policy guide** adopted by the Planning Board with recommendations to achieve a community's shared vision for its future.
- "Reexamined" every 10 years.

...Master Plan Reexamination?

- **Reviews** major goals, objectives, and challenges at the last reexamination or master plan.
- Determines how these problems and objectives **have changed**.
- Notes any **new significant changes**.
- Proposes **recommendations** for MP and Zoning

...Land Use Element?

- **Required Element** of a Master Plan.
- Inventory of **the natural and built** environment.
- **Provides a vision** of the type, location, and intensity of future land uses.
- **Basis for Zoning**.

...Natural Resource Inventory?

- **Identifies, indexes, and chronicles** a community's natural characteristics.
- Identifies the location and extents of **critical environmental features**.
- **Guides policy** for future sustainable development.

...Master Plan?

- **Planning and Zoning Boards** rely on the Master Plan when reviewing development applications to provide guidance
- **The Township Committee** relies on the Master Plan when making policy decisions about land use and zoning and capital investments
- **The Zoning Official** relies on the Master Plan for guidance in interpretating the intent behind zoning standards

INTRODUCTION
Difference Between a Master Plan and Zoning Ordinance

Master Plan		Zoning Ordinance
A policy guide that makes zoning and land use recommendations		The legal tool to implement the Master Plan's zoning recommendations
Planning Board adopts and amends		Township Committee adopts and amends
"What we want to do and how we want to get there"		"What we are allowed to do and how we can do it"

2 WHAT WE HAVE DONE
Existing Conditions Review and Analysis

Millstone Population Trends							
	2000	2010	2017	2020	2024	Change 2017 to 2024	Change 2000 to 2024
Population	8,970	10,566	10,522	10,375	10,385	**-1.3%**	**21.3%**
Median Age	37.1	42.6	45.1	45.6	45	**0%**	**15.7%**
Households	2,708	3,301	3,288	3,324	3,352	**1.9%**	**23.7%**

Monmouth County Population Trends							
	2000	2010	2017	2020	2024	Change 2017 to 2024	Change 2000 to 2024
Population	615,301	630,380	627,551	643,615	645,352	**2.8%**	**4.7%**
Median Age	37.8	41.3	42.8	43.4	43.2	**0.9%**	**12.5%**
Households	224,447	233,983	232,482	238,235	251,712	**7.6%**	**10.8%**

2 WHAT WE HAVE DONE
Existing Conditions Review and Analysis

Land Use / Land Cover					
Type	**2002 Acreage**	**2007 Acreage**	**2012 Acreage**	**2020 Acreage**	**Change from 2002 to 2020**
URBAN	5,865.78	6,683.7	6,866.10	7,088.90	**20.85%**
AGRICULTURE	5,624.84	5,234.5	4,986.50	4,793.22	**-14.78%**
BARREN LAND	357.53	250.5	242.40	196.48	**-45.05%**
FOREST	6,419.81	6,185.1	6,301.10	6,344.46	**-1.17%**
WETLANDS	5,189.97	5,070.1	5,042.20	4,990.03	**-3.85%**
WATER	342.28	376.5	362.10	387.14	**13.10%**
			2017 Master Plan Data	**Most Recent Data**	

Land Use Land Cover data from the DEP does not follow parcel lines or municipal borders but is derived from aerial imagery.

Urban: Presence of buildings, structure, and manmade impervious surfaces.

Agriculture: Land use primarily for production of food and fiber.

Barren Land: Sandy, rocky, or disturbed areas with no vegetation that is not otherwise developed. Land that is under construction.

Forest: Tree cover of at least 10%.

Wetlands: Lands that are wet for at least a portion of the year and are characterized by aquatic or hydrophytic vegetation.

Water: Lands that are wet for at least a portion of the year and are characterized by aquatic or hydrophytic vegetation.

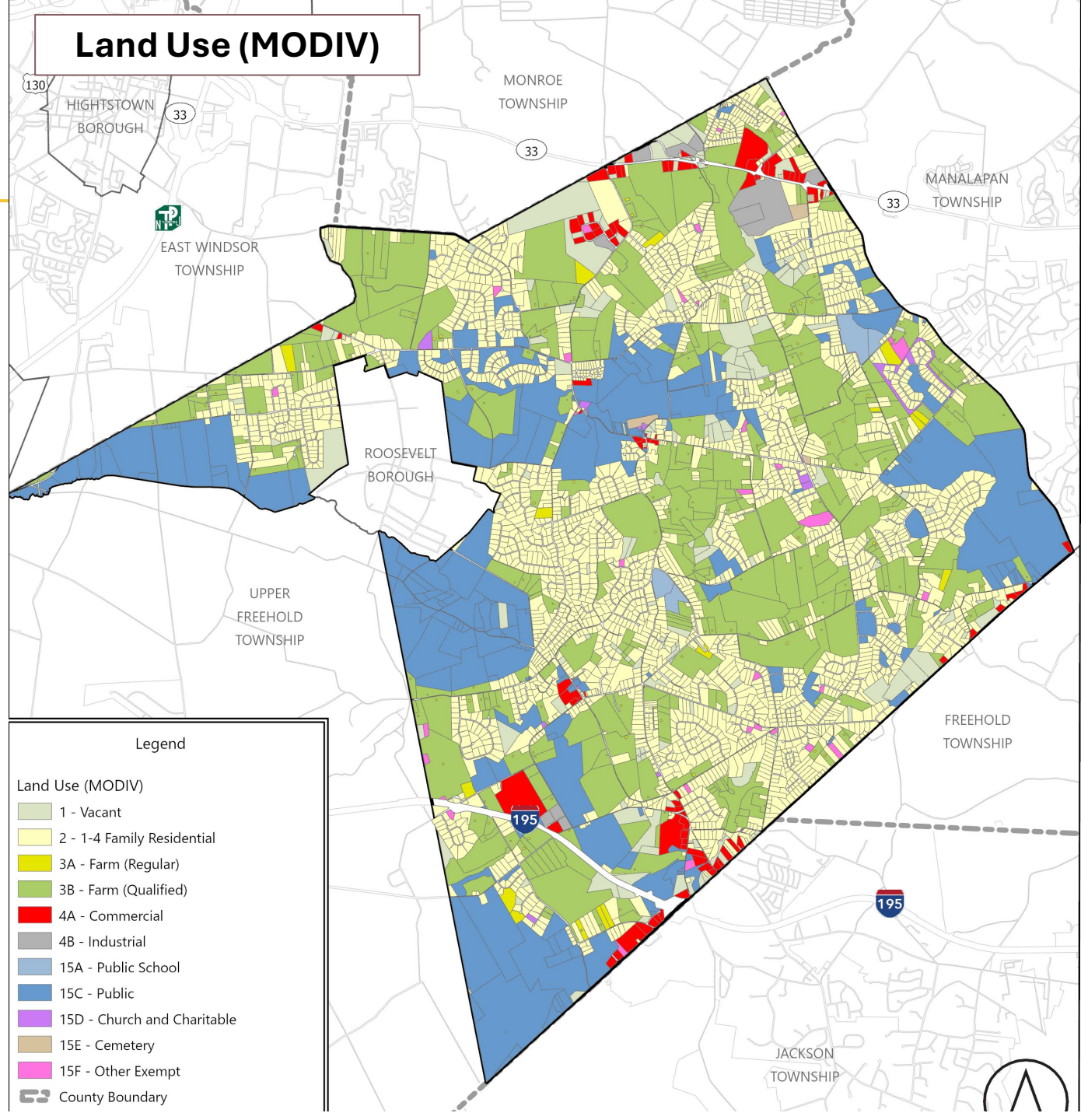
Agriculture and Farmland

- **Millstone has preserved over 1,200 acres of farmland**, an increased from the 648 acres that were preserved as of 2007.
- **Millstone has preserved the third most farmland** in Monmouth County, behind Upper Freehold and Manalapan.
- While Agricultural land has decreased over recent decades, the **most significant decrease occurred leading up to 2012** when there was significant residential development occurring.
  - 685 new housing units were constructed between 2000 and 2009.
- **Millstone's right to farm ordinance** was first adopted in 1980, **the first in Monmouth County** to adopt such an ordinance, and before the right to farm act was enacted in 1983.

2 *WHAT WE HAVE DONE*
Existing Conditions Review

PUBLIC LAND AND OPEN SPACE

Public Land Summary	Acreage	% of Twp	Parcels
Millstone Township	876.1	3.8%	74
Monmouth County	1896	8.3%	60
State of NJ / NJDEP	2,694.6	11.8%	93
Other	27.6	0.1%	9
	5,494.3	**24.1%**	236

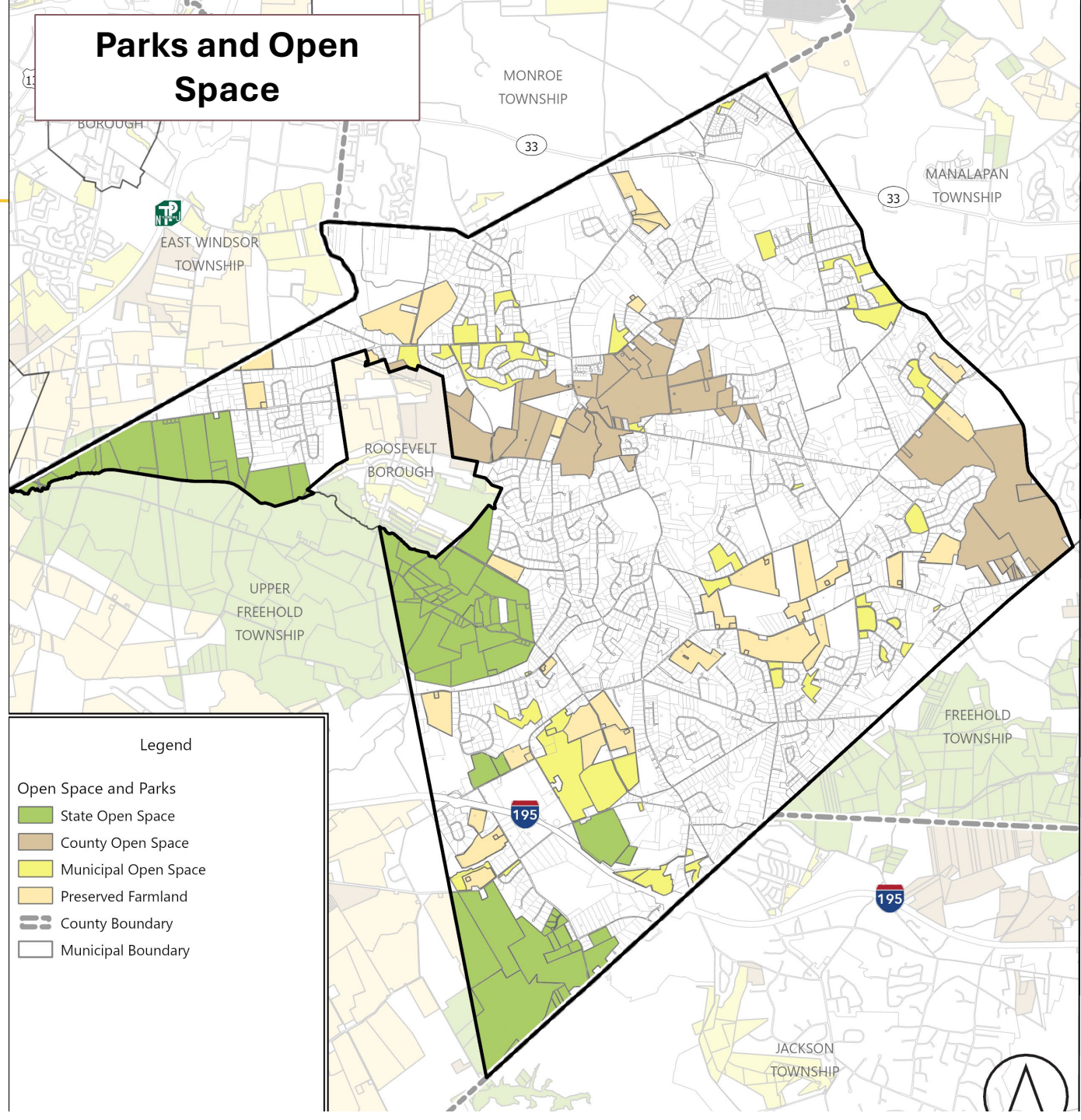


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Existing Conditions Review

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Since the 2017 Master Plan, **over 200 additional acres of land have been preserved**, including the 122-acre addition to Millstone Park.



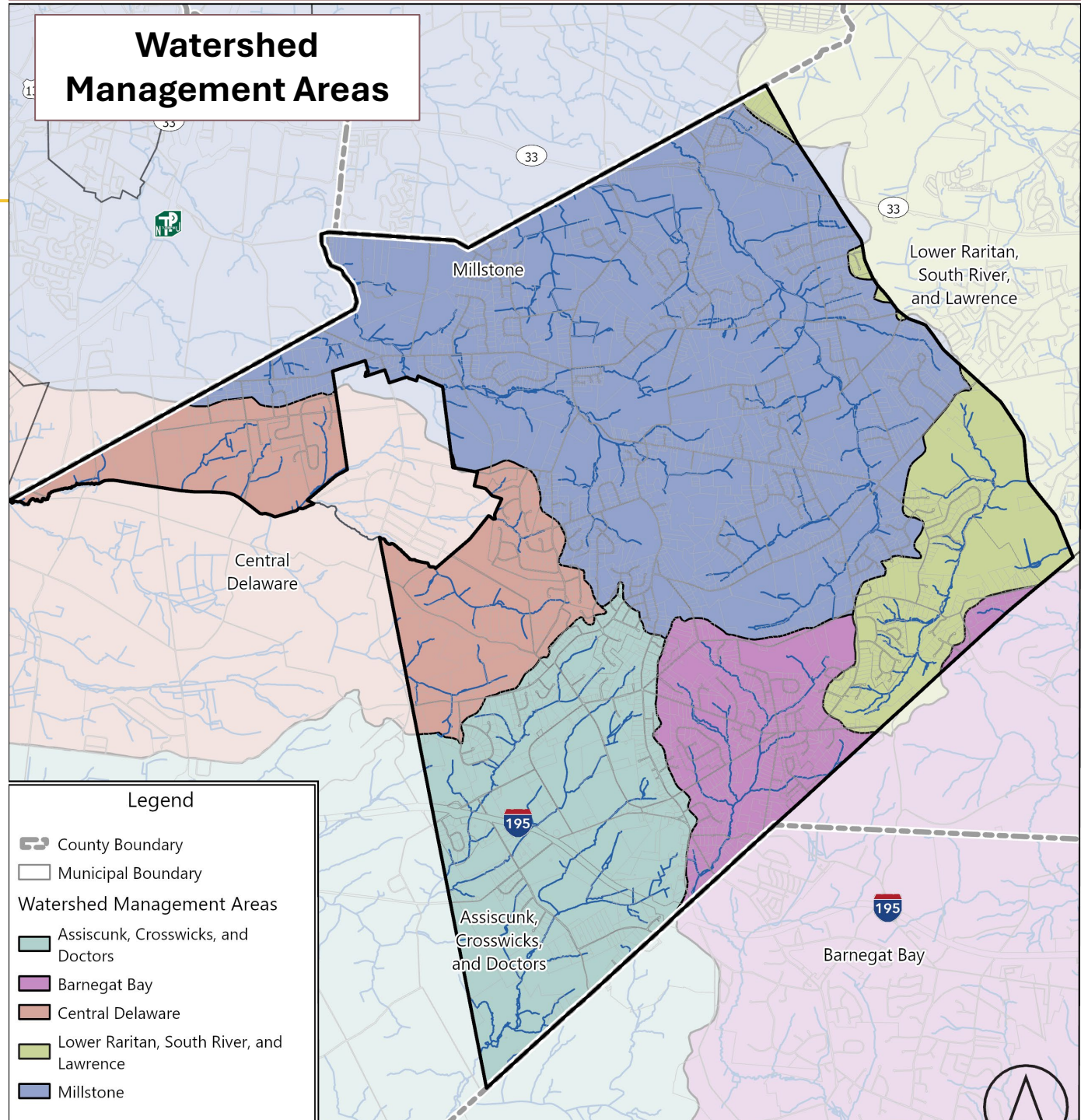
2 *WHAT WE HAVE DONE*
Existing Conditions Review

WATERSHEDS = the area of land that drains into a body of water.

Watershed management is critically important to the protection of the State's water resources.

Pollutants, fertilizers, solid waste, and other environmental contaminants on the land within a watershed eventually enter the water system and degrade its quality.

Millstone is uniquely positioned at the confluence of **five Watershed Management Areas** and **four of the state's five water regions**.



WHAT WE HAVE DONE
Existing Conditions Review and Analysis

DEVELOPMENT TRENDS - RESIDENTIAL

Year	1 & 2 Family		Multi Family		Mixed-Use		TOTALS	
	N	D	N	D	N	D	N	D
2017	8	2	-	-	-	-	*8*	*2*
2018	7	5	1	-	-	-	*8*	*5*
2019	13	3	-	-	1	-	*14*	*3*
2020	7	7	-	-	-	-	*7*	*7*
2021	11	-	-	-	-	-	*11*	*0*
2022	4	1	-	-	-	-	*4*	*1*
2023	7	1	-	-	-	-	*7*	*1*
2024	-	-	66	-	-	-	*66*	*0*
Total 2017-2024	*57*	*19*	*67*	*0*	*1*	*0*	***125***	***19***
						NET INCREASE	**106**	

N = New Units Authorized by Building Permit

D = Demolitions Authorized by Permit

DEVELOPMENT TRENDS – NON-RESIDENTIAL

Permits Issued for Non-Residential Construction by Square Feet

Year	Office	Retail	Other[1]	Total
2017	500	-	37,682	***38,182***
2018	54,507	-	43,697	***98,204***
2019	13,779	-	31,168	***44,947***
2020	4,780	25,319	18,179	***48,278***
2021	13,193	-	1,849,276	***1,862,469***
2022	22,338	-	54,116	***76,454***
2023	-	-	209,737	***209,737***
2024	-	-	-	***0***
Total	**109,097**	**25,319**	**2,243,855**	***2,378,271***

[1] = see next slide for breakdown of "Other" Category

DEVELOPMENT TRENDS – NON-RESIDENTIAL

Permits Issued for "Other" Non-Residential Construction by Square Feet

Year	A-3	Storage	Signs, Fences, Utility, Misc.	Total
2017	2,560	-	35,122	***37,682***
2018	-	20,870	17,767	***38,637***
2019	-	14,570	16,598	***31,168***
2020	-	5,880	12,299	***18,179***
2021	-	1,838,312	10,964	***1,849,276***
2022	-	49,805	4,311	***54,116***
2023	-	204,490	5,247	***209,737***
2024	-	-	-	***0***
Total	**2,560**	**2,133,927**	**102,308**	***2,238,795***

A-3 = Churches, libraries, community halls, etc.

It is noted that the "Storage" category includes warehouse development

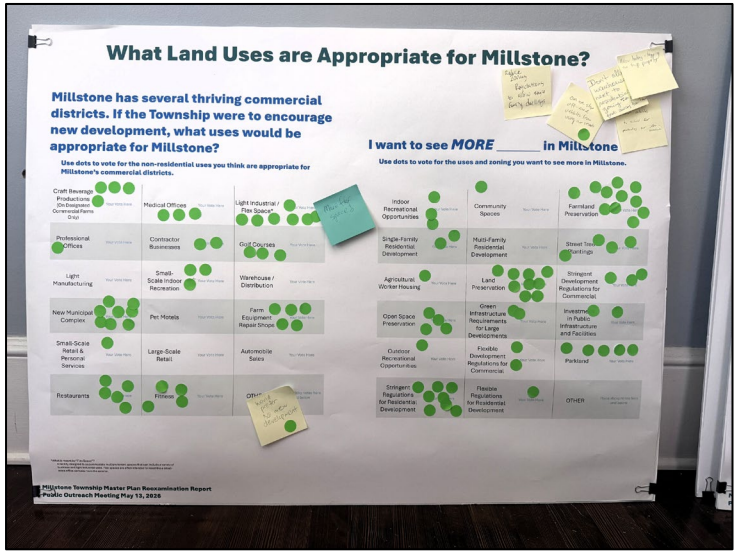
WHAT WE HAVE DONE

Review of previous outreach efforts

PUBLIC OUTREACH

- **May 13th Open House**
- **Questionnaires to Twp Stakeholders (Open Space, Ag Council, HPC, Fire, etc.)**
- **Digital Survey – 13 questions**
- **Master Plan Subcommittee**





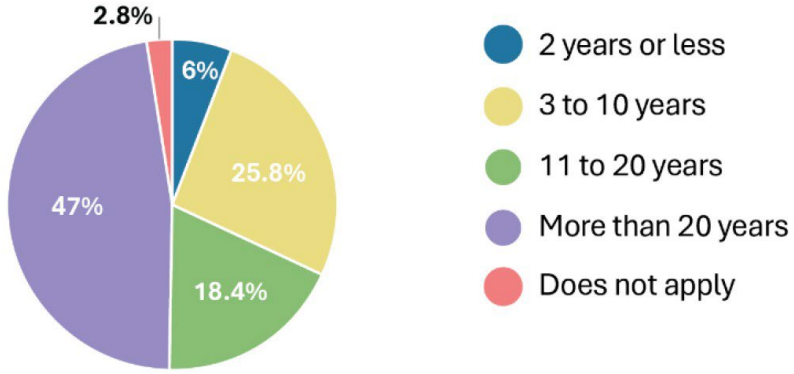
WHAT WE HEARD
Responses from Public Outreach

DIGITAL SURVEY (full results available on Township website https://shorturl.at/3Qwx6)

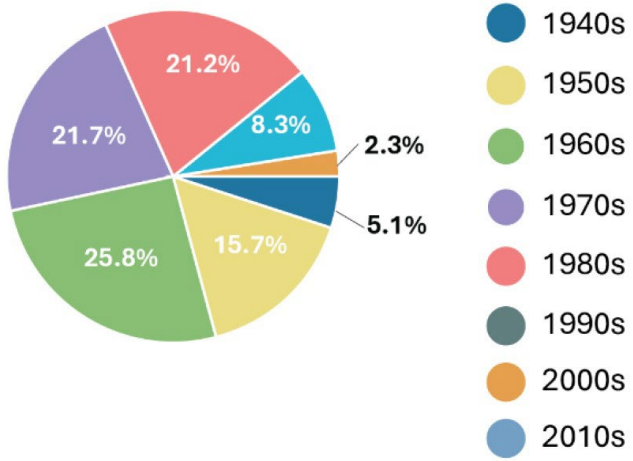
Questions 1. Which of the following best describes you?



Question 2. For residents, how long have you lived in Millstone?



Question 4.* Please indicate the decade you were born



216 Total Responses

WHAT WE HEARD
Responses from Public Outreach

MAJOR THEMES IN RESPONSES

- **RURAL CHARACTER**
- **OPEN SPACE**
- **FARMLAND**

92%

of responses to the question "My favorite thing about Millstone is..." included references to at least one of these three themes

When asked what respondents are most concerned about in Millstone, **49%** of responses included "loss of farmland" and **45%** of responses included "loss of natural areas"

WHAT WE HEARD
Responses from Public Outreach

MAJOR THEMES IN RESPONSES

- **OVER DEVELOPMENT**
- **MAINTAINING RURAL CHARACTER**
- **AFFORDABILITY AND TAXES**

84%

of responses to the question "The single biggest challenge facing Millstone…" included references to at least one of these three themes

WHAT WE HEARD
Responses from Public Outreach

MAJOR THEMES IN RESPONSES

- Strong consensus to **preserve Millstone's** rural character and **limit large-scale development**, both commercial and residential.
- **Road maintenance and traffic** safety were among the most frequently cited as major concerns that need addressing.
- Support of appropriate commercial development in appropriate locations with a **preference to small, local businesses**.
- Support for **existing residential character** and large-lot neighborhoods.
- A desire for a **stronger community identity** through improvements to parks, recreation, and local events.

WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Note on **RECENT CHANGE** to the Business Park (BP) and Planned Commercial Development (PCD) Zones.

Standard reduces the effective area of a lot

Applicant must net out all critical areas (e.g. wetlands, steep slopes, buffer areas, etc.) from the overall lot area

Then calculate development ability based on what is left.

EXAMPLE: Total Lot Area: 5 acres
Critical Area: 2 acres
Net Lot Area: 3 acres

All development ability for a site is calculated off 3 acres rather than 5 acres.

Existing tool to protect critical areas and limit/restrict development based on environmental sensitives.

WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Note on **ANOTHER RECENT ZONING AMENDMENT:**

On September 16, 2026 (during the Master Plan process) the Township Committee adopted Ordinance 26-15 **PROHIBITING DATA CENTERS** in all of Millstone.

Recommended New Master Plan Elements

OPEN SPACE AND RECREATION PLAN (OSRP). A new plan should be prepared in accordance with the New Jersey Department of Environmental Protection Open Space and Recreation Plan Guidelines.

- Doing this will qualify the Township for the Green Acres 50% matching grant program for land preservation, maintenance, and stewardship.
- The NJDEP requires a municipal OSRP be updated at least every 10 years to qualify for the matching grant program.

Recommended New Master Plan Elements

COMMUNITY FACILITIES ELEMENT. The public outreach process included feedback that indicated a desire to upgrade the facilities in need.

- A Community Facilities Element will compile an inventory of all existing facilities and include a review of any recent renovations or improvements.
- Needed upgrades and deficiencies will be identified through interviews with stakeholders and site visits.

WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Proposed Updates to Master Plan Goals and Objectives

EXAMPLE:

Existing:

Promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land.

Proposed Update:

Protect and preserve the Township's open space, agricultural land, historic sites and districts, resources, and other valuable natural resources to prevent suburban sprawl, fragmentation of open lands, and degradation of the environment through improper and incompatible land uses and development patterns.

Proposed New Master Plan Goals and Objectives

Recognize the State initiatives regarding farmland, including the **State's On-Farm Direct Marketing Agricultural Management Plan (AMP)** process under New Jersey's Right to Farm Act, and support Monmouth County's jurisdiction over the process. Encourage local farmers to utilize the AMP process and work with the Monmouth County Board of Agriculture.

Ensure uses within the Township's commercial and industrial districts **are of an appropriate scale** and intensity so as to not negatively impact the Township's environmental resources and features or the existing community character.

Protect Millstone's existing farmland and **strengthen the economic vitality** and long-term continuity of its farmers and agricultural uses.

Proposed New Master Plan Goals and Objectives

Reduce adverse noise impacts for development projects through early intervention and integration of sensitive site design and operations. Developers of new or retrofitted non-residential construction shall implement a variety of measures to reduce noise pollution. Such measures may include but are not limited to, acoustically lined ventilations systems, rooftop noise screens, strategic placement of mechanical rooms, intake and exhaust silencers, interior wall treatments, and acoustically rated enclosures.

Minimize light pollution, glare, and light trespass while maintaining public safety and functional outdoor lighting. Promote a dark-sky environment that protects public health, conserve energy, preserves ecological systems, and supports the character and livability of Millstone through coordinated land use, zoning, and capital investment strategies.

Maintain Millstone's large-lot residential zoning standards so as to reinforce the Township's rural development patterns.

Central Goals in Establishing Amended Ordinance Standards

Eliminate large-scale development

Preserve Millstone's critical environmental features and open space/farmland

Support small-scale local businesses and the local economy/tax base

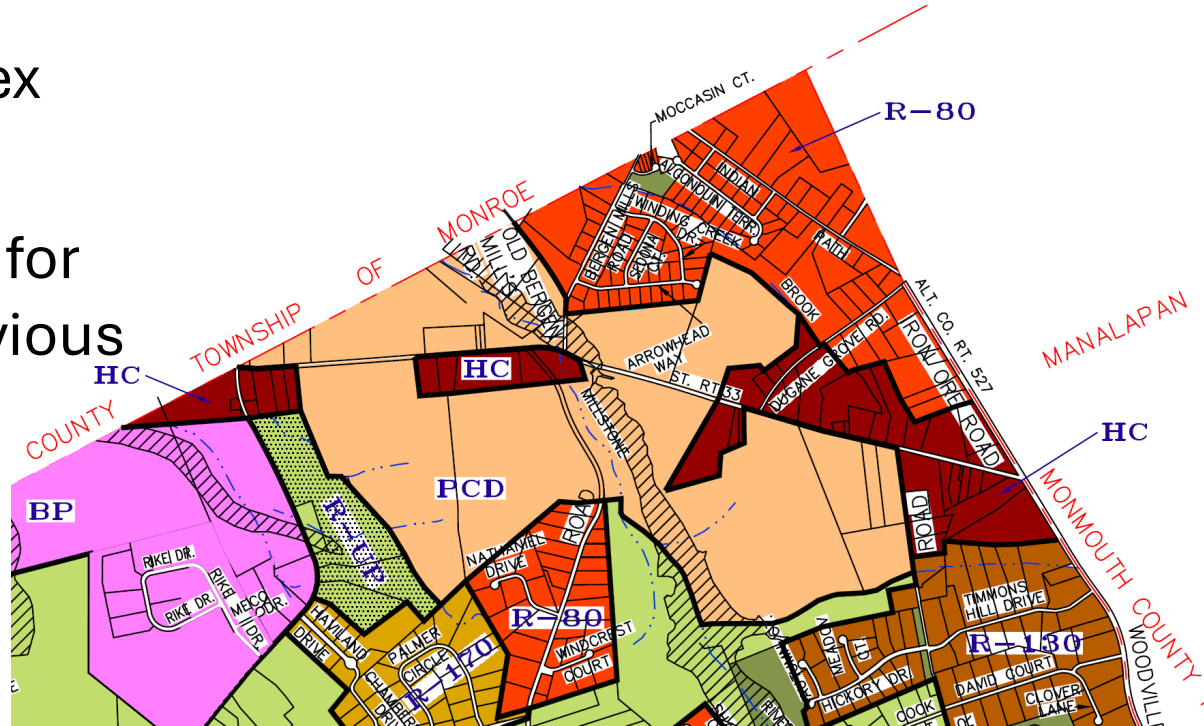
WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

RECOMMENDATION

Amend the PCD Zone to reduce development scale, prohibit large warehouses, and support appropriately scaled establishments.

- Eliminate "warehouses" as a permitted use
- As an alternative, allow light industrial flex space as a permitted use
- Amend the bulk requirements to provide for smaller building masses and less impervious coverage
- Include design standards to ensure context-appropriate designs



WHAT WE RECOMMEND
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

- **Amend the PCD Zone to allow for Light Industrial Flex Space**

What is light industrial flex space?

- Smaller light industrial flex spaces support a local workforce by attracting smaller businesses.
- Tend to attract contractors, light manufacturers, artisans, etc.
- Provide a cost-effective approach for small businesses.
- Each tenant may consist of one or more types of spaces e.g., office, storage, fabrication, or similar.
- Requires lower clear ceiling height than traditional warehouses.
- No heavy truck traffic; limited delivery activity.
- Typically seen in industrial / business park setting.



WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

RECOMMENDATION

Amend the commercial zones to update uses

- Permit small-scale self-storage facilities in PCD and BP
  - Generates little traffic and no large trucks
  - Allow for appropriately-scaled economic opportunity for existing commercial zones
- Review the existing commercial recreation definition for the PCD Zone to ensure it's meeting the Township's goals and objectives.
- Update the NC and HC/HC-1 Zones to ensure consistency and clarity.

RECOMMENDATION

Update Buffer Requirements Between Commercial and Residential Uses/Zones

- Buffer requirements between commercial and residential development in the BP and PCD Zones exist but are inconsistent and confusing.
- New standards will clarify the point in which the buffer is measured from and the required buffer width.
- Landscaping will be required within all buffer areas.
- Buffer requirements will be added to the HC and NC Zones.

RECOMMENDATIONS

General

- Add noise standards to Chapter 35 Land Use and Development where none currently exist.
- Update the lighting requirements to support dark-sky compliant fixtures, incorporation Artificial Light at Night planning principles.
- Review setback standards in association with steep slope and wetland buffers.
- Update the Right-to-Farm ordinance, which hasn't been updated since 1999, to ensure both farmers and residents are being allowed opportunities and protections.

WHAT WE RECOMMEND

Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

QUESTIONS?

TOWNSHIP OF MILLSTONE PLANNING BOARD

COUNTY OF MONMOUTH - STATE OF NEW JERSEY

REGULAR MEETING

- -

FOR THE APPLICATION OF:

AACDML PROPERTY, LLC
BLOCK 23, LOT 3
535 STATE HIGHWAY 33 (EASTBOUND)

REQUEST FOR EXTENSION OF PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL

APPLICATION NO. P21-10(EXT.)

- -

MUNICIPAL TOWNSHIP MEETING HALL
215 MILLSTONE ROAD
MILLSTONE TOWNSHIP, NEW JERSEY 08535

- - -

WEDNESDAY, OCTOBER 14, 2026

7:30 P.M.

- - -

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING

AB COURT REPORTING, LLC
Certified Court Reporters
26 Algonquin Terrace
Millstone Township, New Jersey 08535
Tel: (732) 882-3590
Email: angelabuonocsr@gmail.com

BOARD MEMBERS:

Mitchell Newman, Chairman

Al Ferro, Mayor (Absent)

Stephen Lambros (7:37 arrival)

Hesham Kotby

Thomas Pado, Vice Chairman

Chris Pepe (Absent)

Deepti Sinha (Absent)

Tara Zabrosky, Committeewoman

Jeffrey Ziner, Committeeman

ALTERNATE BOARD MEMBERS:

Steve Parrino, Alternate No. I (Absent)

Anthony Cipriano, Alternate No. II (Absent)

BOARD PROFESSIONALS:

Michael B. Steib, Esq., Board Attorney
Michael B. Steib, P.A.

Gregory S. Blash, P.E., C.M.E., Board Engineer
Leon S. Avakian, Inc.

M. McKinley Mertz, PP, AICP
MJ Planning, LLC

BOARD STAFF:

Danielle Sims, Land Use Administrator

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Jeromie Lange, Director of Development Active Acquisitions, LLC	13

PUBLIC QUESTIONS AND/OR COMMENTS:

NAME	ADDRESS	PAGE
Michael Polansky	47 Hampton Hollow Drive	42

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NO.	DESCRIPTION	PAGE
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CHAIRMAN NEWMAN: Welcome, everybody, to the October 14th meeting of the Millstone Township Planning Board.

Danielle, would you please read the Statement of Adequate Notice.

ADMINISTRATOR SIMS: Absolutely. Thank you.

CHAIRMAN NEWMAN: I made sure to say that when you were as far as away from there as possible.

ADMINISTRATOR SIMS: I'll just use our attorney's mic.

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.

CHAIRMAN NEWMAN: Thanks. Would everyone please stand and join us for a flag salute.

(Pledge of Allegiance.)

CHAIRMAN NEWMAN: Okay, thanks, everybody.

Danielle, would you please call the roll.

ADMINISTRATOR SIMS: Chairman Newman?

CHAIRMAN NEWMAN: Yes.

ADMINISTRATOR SIMS: Mr. Pado?

VICE CHAIRMAN PADO: Yes.

ADMINISTRATOR SIMS: Committeeman Ziner?

COMMITTEEMAN ZINER: Present.

ADMINISTRATOR SIMS: Committeewoman Zabrosky?

COMMITTEEWOMAN ZABROSKY: Yes.

ADMINISTRATOR SIMS: Mr. Kotby?

MEMBER KOTBY: Yes.

ADMINISTRATOR SIMS: And Mr. Pepe is absent. Ms. Sinha is absent. Mr. Parrino is absent. And at the moment Mr. Lambros and Mr. Cipriano are also not in attendance.

CHAIRMAN NEWMAN: Okay. And please confirm for the record that we have a quorum?

ADMINISTRATOR SIMS: Yes, we do have five board members present and that is a quorum.

CHAIRMAN NEWMAN: Okay, thank you.

(Board Member Lambros joins the dais at 7:37 p.m.)

(The Board conducts its regular business and other agenda matters not transcribed as part of this record.)

CHAIRMAN NEWMAN: Anyway, let's move on to the applications. First application is AACDML Property, LLC, Block 23, Lot 3.

Is there someone here on behalf of the applicant?

ATTORNEY PAPE: Good evening, Mr. Chairman, members of the Board, Kenneth Pape on behalf of the applicant.

ATTORNEY STEIB: Mr. Chairman, this is a request for extension, so it's not a required noticed hearing. The applicant is here represented by counsel and can make his presentation.

ATTORNEY PAPE: Thank you.

Mr. Chairman, members of the Board, Board professionals and public, Kenneth Pape on behalf of the AACDML Property, LLC, your applicant.

This is a request for an extension of the period of protection for approvals that were granted by this board to AACDML in December of 2022 to construct a 130,000-plus-or-minus-square-foot warehouse on the property at the time that was

124 acres in size.

The approval had a period of protection that has expired, and we're asking that the board extend that period of protection.

When we filed the application in April of this year we requested two one-year extensions. The two one-year extensions would expire in December, two months from now. We, respectfully, request the opportunity to extend that to a third one-year extension.

It falls within the statutorily permitted extension on a site plan approval. So the applicant is requesting three additional years of the period of protection.

CHAIRMAN NEWMAN: So that would take you to December '27?

ATTORNEY PAPE: It would.

CHAIRMAN NEWMAN: Okay, gotcha.

ATTORNEY PAPE: And the presentation will be made to you by Jeromie Lange. Jeromie Lange is the Director of Development at AACDML, and in that capacity he has firsthand knowledge of the approvals and permits that have been secured. He could also explain to the board the issues that were encountered.

There's an issue that has become very pervasive throughout New Jersey, and that is the lack of JCP&L and other electric companies being able to provide the electric power that is necessary for these buildings that are being approved, these buildings that are high users of electricity. The EV charging stations which exacerbate that are making it very difficult to secure JCP&L power.

And you will hear, one, the status of all outside agencies. Two, you will hear the difficulties we have had with JCP&L. And we will provide to you the support that would justify the granting of the extension as requested.

The property owners are here this evening. Our client is the applicant, not the property owner. The property owners, the Cardinales, are here; their counsel is here. And Jennifer Krimko is here, she is an attorney representing them.

I don't know that she is -- wants to speak, but I wanted to make certain that the board was aware that she was here representing the property owners.

ATTORNEY KRIMKO: So good evening, Jennifer Krimko, from Ansell Grimm & Aaron. And I'm

only here as bad cop, so I'm going to sit here quietly, and hopefully you won't need me.

CHAIRMAN NEWMAN: Okay.

ATTORNEY KRIMKO: Because we know how Ken -- he's the best, so.

CHAIRMAN NEWMAN: Yeah, we'll see how it goes.

ATTORNEY PAPE: Mr. Chairman, I would like to introduce to you Jeromie Lange. Not qualifying Jeromie as a professional, he has professional credentials, he's here as the director of development of the AACDML company.

So if we would have Mr. Lange sworn.

ATTORNEY STEIB: Mr. Lange, raise your right hand to be sworn. Do you swear or affirm that any testimony you give in connection with this proceeding be the truth, the whole truth, and nothing but the truth?

JEROMIE LANGE: I do.

ATTORNEY STEIB: And name and address, for the record.

JEROMIE LANGE: Jeromie Lange, L-A-N-G-E. 5144 West Hurley Pond Road, Wall, New Jersey.

ATTORNEY PAPE: And Mr. Lange has,

working with his team, has prepared a presentation, and I'm going to ask that he be given the opportunity to present it in a narrative. I may have some questions along the way. I will have one or two at the end.

DIRECT EXAMINATION

ATTORNEY PAPE: So, Mr. Lange, if you could take us through the history of the approvals, the status of the approvals, and the relief that is being requested?

CHAIRMAN NEWMAN: Are there any documents that will be or any site plans or anything that will be up on the screen?

THE WITNESS: I have one handout that has just the location and the site plan sketch, if that's useful. I have 20 copies so I can hand it out to everybody, if that's useful.

CHAIRMAN NEWMAN: 100 percent your call.

ATTORNEY PAPE: Yeah, definitely.

As the board may recall there was 124 acres of property, 100 acres were carved off put into a conservation easement and dedicated to the

township. The exhibit really helps the board with a visual of that.

CHAIRMAN NEWMAN: Okay.

ATTORNEY STEIB: That will be Exhibit A-1. And I'll describe it, it's an aerial photograph of the subject property and environs.

(Exhibit A-1 was marked for identification.)

ATTORNEY STEIB: And can you tell us, Mr. Lange, where these originate from?

ATTORNEY PAPE: The exhibit that was -- that you're presenting is an aerial photograph with the property outlined in yellow?

THE WITNESS: That's correct.

When I say "the property" it's the overall tract, the original tract as the -- I think it was recounted moments ago, this application was approved for both the minor subdivision and a major site plan. So the minor subdivision was for this entire tract that is in yellow here.

And then the lot that was the subject of the site plan is 20-acre lot, and that's in the upper left-hand corner along Route 33 on this

exhibit.

ATTORNEY PAPE: And this was -- this was prepared in your office?

THE WITNESS: No, this was prepared by Professional Design Services. It was actually an exhibit from our original application, we're just repurposing it for tonight's hearing.

ATTORNEY PAPE: If you would, take us through the outline of the status of the approvals, the status of approvals and the issues that you have encountered.

ATTORNEY STEIB: Before you do that, for the record it is Professional Design Services, LLC, and it has a date of August 9, 2022.

THE WITNESS: Thank you. So, as Mr. Pape indicated, we are seeking three one-year extensions. We believe that will fall under 40:55D-52A of the Municipal Land Use Law.

The project was originally approved December 14, 2022. It is located on Route 33, approximately four-and-a-half miles east of the New Jersey Turnpike Interchange.

The approval was for a 130,242-square-foot warehouse and distribution center and that square footage includes two

3,000-square-foot offices. So total of 83 passenger vehicle parking stalls were improved, 55 to be built on day one, which included five EV parking locations, as well as four handicap stalls. And then the additional 28 would be green-banked, if and when needed.

That also included 20 loading docks in the rear of the building opposite of the highway, along with two loading ramps to access the floor level.

So in terms of Subsection 52(a), there's not a whole lot of detail in the Land Use Law as the basis of consideration, so I looked at a couple relevant cases on this. One is Toll Brothers v. Mount Olive from 2006. And then another one in particular, Jordan Developer's, Inc. v. Planning Board of Brigantine, it's a 1992 Appellate Division case.

And I'll just read one quote from that that I think sums up what needs to be demonstrated this evening. "On the other hand, an intervening zone change does not require a board to deny an extension. There must be a balancing process in which the board weighs the public interest and the implementation of the zoning change, the developer's

interest in extending protection, and the circumstances in which the need for extension arose."

So that's just an excerpt, obviously, of the entire decision, but I think it succinctly summarizes basically what I'm going to attempt to do now in my testimony.

So since our approval, we have obtained all the entitlements that are required from in terms of typical approvals and permits. So, for instance, in January of 2024 we received the NJDOT access and subdivision permits. In April of 2024, we received a DRCC approval. In May of '24 we got the County Board of Health approval.

Also, both in June of '23 and February of '24, this board extended the minor subdivision approval. That subdivision has since been perfected and filed.

In terms of resolution compliance, we had back and forth with the board's engineer. And that was through spring of 2025. Our last response was on June 2025, and at that time we addressed all the open issues but for posting of the performance bond. So, as we understand it, that's our only open issue from a resolution compliance standpoint.

So you might ask, well, then why do you need an extension?

CHAIRMAN NEWMAN: Wait, before we may or may not ask that, so on the map you gave us it has in white proposed subdivision line. Is that line perfected by plat or deed?

ATTORNEY PAPE: Yes.

THE WITNESS: Yes, that is a perfected line at this point.

This map, like I said, was an exhibit to the original application, so at the time of this exhibit it was proposed, but as we sit here tonight it is perfected.

CHAIRMAN NEWMAN: So the subdivision is complete.

So the parcel, the significantly larger parcel that is for conservation, has that happened, meaning has the conservation documents been recorded?

THE WITNESS: Yes. Both of those were recorded on February 7th, 2024. I have the deed book and page, if you're interested.

And there were actually two conservation easements, one on the smaller lot which is what we were just referring to, that white

proposed subdivision line. The, you know, upper left there above that, which is 20-acre lot, there is a 7.85-acre conservation easement on that lot, and that has been filed.

And then the remainder of the overall tract, there is 117-plus-or-minus-acre conservation easement on what is now known as Lot 3.02 and that has also been filed. And that is the same date; they were filed contemporaneously.

COMMITTEEMAN ZINER: Mr. Chairman, I believe the Township Committee accepted that lot about a year or so ago.

CHAIRMAN NEWMAN: Okay. That seems to follow the timeline Mr. Lange is talking about.

COMMITTEEMAN ZINER: I recall a resolution on that.

ATTORNEY PAPE: And if I may, just to supplement, in addition to delivering the conservation easement which was accepted by the governing body, this board imposed a restriction that said you will not ask for any further development on your property, and that was also put in place.

CHAIRMAN NEWMAN: Okay, thank you. Mr. Lange, go ahead.

THE WITNESS: So the issue that brings us here this evening is power. Mr. Pape alluded to that in his opening. Obviously power is a basic utility, very similar to water or sewer. You simply can't -- the warehouse cannot function without power, particularly without sufficient power.

So it's really akin to an agency approval, not unlike an MUA or a water company approval in order to support the development.

So we first applied to JCP&L in fall of 2023, specifically October and November. We were seeking 1,600 amps of power.

It took some time for JCP&L to get back to us but in May, specifically May 28th, 2024, JCP&L responded that after significant circuit improvements, which we would pay approximately $110,000 to accomplish, that they could provide 600 amps of service. So that's a full 1,000 amps short of what was the minimum necessary for a building of this size. Again, being just over 130,000 square feet.

It wouldn't be uncommon for even some homes here in Millstone to have 600 amps services, you know, right in the house. Just to give you an idea, small commercial businesses often would have

600 amps. Just to, again, put it in context.

Again sometime later, in March 2025, we finally received the contract from JCP&L, which had the $110,000 figure that I just quoted but, again, only for 600 amps.

Since that time we have been working not only on this site but really statewide with two different power consultants that we utilize, attempting to get power at all of our different projects.

Recently we've had more success with JCP&L, specifically in Branchburg and in Howell Township, we were able to secure power for two sites there. So it seems that JCP&L is starting to head in the right direction, they're starting to be a little more proactive now with some infrastructure, even when we're paying for it, but at least, you know, they're now willing to find solutions.

So with that kind of positive momentum we reapplied just October 1st for 1,500 amps, which is what we think is the bare minimum. We have not gotten a response yet. In fairness, though, that was only a couple of weeks ago. So that's where the power sits right now.

In terms of the power requirements for

a building of this size, 1,500 amps is definitely the bare minimum. And it can easily go up to 4,000 amps, depending on exactly what's happening inside of the building.

So several things, EV charging, passenger vehicle charging was discussed earlier. There are five of those stations here. They consume a significant amount of power, even though it doesn't look like much when they're plugged in, but there is actually a lot of power flowing.

Automated material sorter and handling equipment is very common now in modern warehousing. Air exchangers are a significant requirement. A lot of, you know, the volume of space, it's not just the 130,000 square feet, it's also the height. So it's a fair amount of volume of air that needs to be moved just to meet the OSHA standards.

Even though it wouldn't necessarily be cold storage, temperature controlled storage, especially in these smaller buildings, because the more boutique users that would go into buildings like this, some of them have temperature requirements, again, not that it's cold or refrigerated necessarily, but just to protect, you know, whether it's dry goods or electronics or

whatever it is being stored.

Electric forklift charging is another thing. There's a movement to get away from the propane, you know, for a number of reasons.

And then, of course, electrical lighting and the other computer systems, the offices, et cetera. So when you total all that up the amps adds up quickly and that's how we get into that minimum of 1,500 amps.

We talked about this already so I won't belabor it, but essentially the township has gotten the benefit of the bargaining, so to speak. We've dedicated -- the property owner has dedicated the conservation easement, the township has accepted it, so it's not that nothing has happened with the approval.

In addition to the substantial entitlement work that we have done, you know, real things have happened; the subdivision perfected, conservation easements were filed.

During the pendency of the application there was an ordinance change, and that was Ordinance 22-05. Notably it did not change the permitted use as it relates to this application. Warehouse and distribution is still a permitted use.

What did change, the rear setback changed from 75 feet to 100 feet. And there was a definition change in how both lot and building coverage, as well as floor-area-ratio were calculated.

Prior to that ordinance it was calculated under gross area, so that the entire tract, not deducting anything. And that is how the application was approved, because this fell under a time of application situation, so even that new ordinance happened during the pendency because the application had been filed before the ordinance it was essentially grandfathered or a legacy provision.

And that gross changed with the ordinance to buildable area. And it's essentially, if you read the definition of a conservation area in the ordinance, basically our conservation easements are everything that you exclude to get to buildable area.

So it's actually fairly simple math. You can look at the minor subdivision, you can look at the filed easements, and basically that square footage gets deducted from the gross lot area, the leftover is then the buildable lot area, and then you can calculate the coverages.

So under the current ordinance this is how we fall: So the rear setback, 75 to 100 feet, we were at 980. So, you know, not even close still, well over what complies.

Lot coverage, we still comply. The coverage's number goes up to 48.87 percent, but it's still below the 50 percent threshold, so that complies.

The two areas where it does not comply under the new ordinance is in-building coverage, where the number goes to 24.60 percent, where 15 percent was the maximum. And floor area ratio, which is essentially the same number, there's no second level here so the building coverage and floor area are the same, and that's 0.246 where 0.15 is permitted.

PLANNER MERTZ: Mr. Lange, before you move on, I'm sorry to interrupt. When I wrote my memo back in May I was working with our then board engineer, Matt Shafai, and with our new board engineer, Greg Blash. We were trying to calculate what the new numbers would be based on the new ordinance.

And the numbers you listed off were fairly different than the ones that are in my memo,

which I will admit I did not personally calculate, they were based on discussion with my engineers.

Can you walk through in a little more detail how you got to them?

THE WITNESS: Absolutely.

So I'll go through several facts. In terms of the overall tract area, Lot 3.01 is 871,200 square feet.

PLANNER MERTZ: I'm sorry, Lot 3.01 is the one that has the warehouse on it?

THE WITNESS: Correct. Correct.

And that's 20 acres, just to put that in plain English. The remainder tract is Lot 3.02, and that has 5,093,788 square feet. So the total tract area is 5,964,988 square feet.

CHAIRMAN NEWMAN: Just give me the conservation area in acres, it's a little easier; It's 100-something acres?

THE WITNESS: So I have it done in square footage just because I wanted to get really accurate numbers, so I'll give you that. I think in my notes --

CHAIRMAN NEWMAN: I don't need that for these calculations, but easy math, just over 100 acres?

THE WITNESS: Actually, I have it in my notes somewhere here. Here it is, it's 124.8 is the total conservation area between the two lots.

CHAIRMAN NEWMAN: Okay, got it.

And the 20 acres represents what would be buildable acres?

THE WITNESS: No.

CHAIRMAN NEWMAN: No.

THE WITNESS: So the 20 acres is 871,200 square feet. But on that there is a conservation easement of 341,789 square feet, so that leaves you a buildable lot area on Lot 3.01 of 529,411 square feet.

CHAIRMAN NEWMAN: Okay.

THE WITNESS: So that 529 number becomes the denominator in this equation, and it's simply the building area, the 130,242 becomes the numerator, and that is where you get the 24.6 percent, or expressed as a decimal, 0.246 in both of those instances.

CHAIRMAN NEWMAN: Okay. So, McKinley, for the purposes of your memo, I mean, I didn't do the math here, I know you were trying to follow it --

PLANNER MERTZ: I didn't either.

CHAIRMAN NEWMAN: -- regardless, if we were just following the applicant's math, they're still above the ordinance of 15.

PLANNER MERTZ: Right, they're still above. And I don't know if Greg was following the math closer than I was, but they are, even with their new calculation, they're still above the required. Not quite as much as we had calculated in May, but they still would not meet that standard.

CHAIRMAN NEWMAN: Okay.

THE WITNESS: Which I agree with, yeah, no debate there.

I do want to put it in a little bit of perspective, though, and that's part of why I handed out this exhibit just so we can kind of keep it in perspective because we are doing this balancing test on public interest versus, you know, the developer's interest and in terms of public interest, the building coverage on the gross lot -- now this is just Lot 3.01, the 20 acres, is 14.95 percent. That's the actual building coverage. And then on the gross tract, which is the whole thing, everything in yellow on the exhibit, it's 2.18 percent.

So in the grand scheme of things, as

the public would view it, because obviously these lot lines and these conservation easements, when you're driving by on 33 you're not seeing any of that, all you're see is, you know, the huge tract of land, and in that case the actual coverage is just over 2 percent of that huge tract of land.

CHAIRMAN NEWMAN: Before you go, one more step. So, Greg, are you comfortable with the math that Mr. Lange just went through to get to his numbers compared to what McKinley had?

ENGINEER BLASH: Yes.

ATTORNEY STEIB: Before you respond, do you swear or affirm that any testimony you give in this proceeding is the truth, the whole truth, and nothing but the truth?

ENGINEER BLASH: I do.

COMMITTEEMAN ZINER: Just out of curiosity, McKinley, what was your number?

PLANNER MERTZ: The number that we had calculated in May -- and, again, I'm not saying that it was Matt's calculation, but I'm not saying that it was Matt's calculation --

CHAIRMAN NEWMAN: Hey, you don't like Matt, you're throwing him under the bus.

PLANNER MERTZ: -- was that, with the

plus-or-minus, you know, about here, the lot coverage under the new ordinance we calculated at 63 percent under the -- and then the building coverage, maximum floor area ratio was 32 percent or 0.32, so they're saying the lot coverage, again this is just for the subdivided lot would be 48.87 percent, and that the building coverage/FAR would be 24.6 percent.

COMMITTEEMAN ZINER: So, big difference.

PLANNER MERTZ: It's a different, yes, it's a number, yeah. There's a significant change in it.

To Mitch's point, it's still -- to the Chairman's point, it's still a variance for the coverage and the FAR.

It would, under their calculation, it would not be a variance for the lot coverage, where we had calculated it as a variance.

COMMITTEEMAN ZINER: Okay. So we're going to need a new variance if we give them a one-year extension?

PLANNER MERTZ: No, if they were to come in as a new application they would need the --

COMMITTEEMAN ZINER: So this is just

an acknowledgement more than anything else?

PLANNER MERTZ: Right, right. This is where when we have to consider that there's been a zone change because they're asking for an extension, so we're talking about the implications of what that would mean.

COMMITTEEMAN ZINER: Okay.

ATTORNEY STEIB: Their final approval gave them a two-year immunity from changes in the zoning, so they had immunity for two years.

After that immunity, new ordinances come into effect, and under the statute they have the right to apply for up to three one-year extensions of the immunity from zoning changes.

So at this point they're requesting that those extensions be granted so that they do not have to apply the new ordinance provisions.

PLANNER MERTZ: So you're not granting a variance. Right?

ATTORNEY STEIB: You're not granting the variance, you're granting an extension of their initial approval and their initial immunity from zone changes.

COMMITTEEMAN ZINER: And just playing devil's advocate for a second, if we don't approve

it, then the ordinance that we have in today could potentially be coming into effect?

ATTORNEY STEIB: Yes.

COMMITTEEMAN ZINER: Okay.

COMMITTEEWOMAN ZABROSKY: And I have a question. So if it went past 2027 and they had to apply for another extension, then that immunity is no longer and then it would have to go before the new land use?

ATTORNEY STEIB: They're going to have to come back to you.

COMMITTEEMAN ZINER: For the site plan approval.

COMMITTEEWOMAN ZABROSKY: Got it.

PLANNER MERTZ: And I'll just note that under their -- the new ordinance they would actually have to go to the Zoning Board, because they require an FAR "D" variance. So they wouldn't be back in front of this board with the exact proposal they have today.

CHAIRMAN NEWMAN: Okay. Thank you for working on squaring away the numbers with us.

So, go ahead, back to you.

THE WITNESS: Thank you. So that's a great segue, that whole discussion now, because

really the last now section of my testimony will be on the balancing of these two different things.

So, again, we're balancing essentially the developer's interest versus the public interest and kind of seeing where that falls. And, of course, that's the judgment of the board, but I'm going to, of course, give you my opinion.

So in terms of the investment, and that is a criteria when you look at the case law, our company between application fees, escrow fees, professional consultant fees, attorneys' fees, our option agreement, we are at over $1.57 million in total investment over these last several years. And there's financing charges and, you know, there's various things, but. So it's a substantial investment. This is not, you know, change in the couch cushion, so to speak.

We've made substantial progress. We have gotten all of our approvals but for power. That is the only thing that we have left. And not only that, but we have perfected the subdivision. We filed the easement. So we are working in good faith. We are making real progress and, you know, locked in as much as humanly possible.

And we are working with JCP&L. You

know, I went through what we have done to get to the 600 amps. There's some more recent successes now that we've had with JCP&L, so we're hopeful now, as they're getting a little more caught up that we'll be able to find an additional 1,000 amps here and be able to move forward, you know, between now and December 2027.

You know in terms of the balancing test now on the public side, even with the new ordinance applied we're compliant on the use, compliant on the setbacks and compliant on the coverage. Where we're not is on the building coverage and the floor area ratio, which are really one and the same, it's the same issue. We exceed that by 9.6 percentage points, you know, just in an absolute number percentage -- not as a percentage rather.

As I explained that given the unique nature of this site, because of its enormous size and outsized conservation easement on it, it puts us at a disadvantage under the new ordinance because we can't take advantage of, frankly, almost the entirety of the property. It's actually a very small piece of the property now that we can use for compliance with the FAR. So that's a pretty unique

to this property situation.

And so that from a public standpoint, there is not a perceptible, as you drive by on 33 you're not going to be able to tell that this is over the floor area ratio. One would look at it and it's going to come off more like it's in that, you know, 2 percent range because when you look at well over 100 acres here that is what this really is of the overall lot, so --

COMMITTEEMAN ZINER: Just a question, though. How do you consider the entire lot as being part of your calculation when you gave pretty much 80 percent of it to the town?

ATTORNEY PAPE: The ordinance, the original ordinance allowed you to do that, and that's what we're pointing out, that's the change.

COMMITTEEMAN ZINER: Okay.

THE WITNESS: And that's where it comes down to the benefit of the bargain that I alluded to before, where we didn't hold that back and say, well, until we get something to build we're not going to give you -- you know, we honored our side of the approval, so to speak, you know, essentially in good faith.

And now we're asking the board to say,

okay, you know, we appreciate that, that you put a real investment in the property, that, you know, this is more of numerical issue as opposed to actual impact, and that we have not only, you know, put our dollars in, but we've put land in, we've put these easement restrictions in, which the township has accepted.

So we're well down the road and we're simply asking for an opportunity to continue to work with JCP&L, which, you know, we're more optimistic now as things have progressed, based on our experiences and some other developments in the state, that we will be able to get power.

And I'm sure all of you have seen the market is improving now, so there's a lot of reason -- a lot of things coming together where I think, you know, over the next year we're going to be in good shape to be able to develop this.

And in terms of the impact, it is very significant on us because we have two choices essentially if we don't get the extension; so we're either going to the Zoning Board for a "D" variance, which is not a By-Right application, has a high standard of proof. I can't -- obviously I can't -- I could only speculate as to whether or not we would

get it, but it's certainly not an automatic or a given by any stretch. And there would be a substantial investment to go make that application.

And in a similar fashion, the other thing to stay at the planning board, we would have to reduce the square footage again because of the outside's impact of the conservation areas, we would have to lose about 50,000 square feet out of this building, which is almost, just shy, of 40 percent of it. So it's not like a little haircut, it's a major hit to the project.

So it's a pretty significant impact across the board, versus what I think is really at best a de minimis impact to the public interest and, in particular, because it's really not going to be perceptible in any meaningful way.

ATTORNEY PAPE: So if I could just ask you a couple of questions about the exhibit that you presented. When we look at the exhibit you can see that the portion of the property, the 100-plus acre portion of the property that is now in a conservation easement, separates the developable portion of the property from just about every neighbor except for the warehouse that is next door, the million 200,000-square-foot warehouse next door.

THE WITNESS: That and the insurance office building here.

ATTORNEY PAPE: And the insurance office building, which with whom we made peace during the hearing with them and made sure that all of their requirements were addressed.

THE WITNESS: Yeah, their buffer requirements and some stormwater things that were all committed to and are conditions of the original approval.

ATTORNEY PAPE: If you look at the two warehouses that are your neighbors, the 200,000 and the million square foot, and look at your 130,000 square foot, you can kind of get a sense of the proportion that yours is the small warehouse in an area where the development pattern is the large warehouses. Accurate?

THE WITNESS: Yes.

ATTORNEY PAPE: And, for the record, we're directly across the street from the JLE property, which is approved for a 280,000-square-foot warehouse.

CHAIRMAN NEWMAN: In the time that you have been pursuing this and coming down to your last issue, have you identified a tenant or tenants?

THE WITNESS: It's difficult to get a tenant in. Tenants are operating businesses and they need predictability when they can move in. And although I have my approvals, I know exactly how long it will take me to build this building, but if I can't turn the lights on, you know, and I can't tell a tenant maybe I'll power next year, maybe the year -- you know, so I can't, no. The simple answer is no. We just -- we really are thwarted.

We did make an attempt at marketing it but without sufficient power it, you know, we just couldn't get there.

PLANNER MERTZ: So let's say that they -- because last time you said when you applied to JCP&L it was about this time of year, it took until May. Let's say in May by whatever means they grant you the 1,500, how long would your timeline be from then moving for construction?

THE WITNESS: We are very competent, if we had power we could get a lease done very rapidly and like I said, we can build -- one of the things Active is good at is building these types of buildings. We have built several. We're getting ready to start another one in Branchburg. So, you know, we could have this done very quickly.

From a timing perspective, the start of construction is kind of the flag in the ground, so that has to happen before next December.

And I think that is a very achievable outcome.

CHAIRMAN NEWMAN: And I just want to get to McKinley's question. So the timeline from shovel in the ground to CO, how many months is that?

THE WITNESS: It would be probably less than nine months.

PLANNER MERTZ: Would you start building it without a tenant in place yet?

THE WITNESS: We could, and that's a distinct possibility. That's a judgment. Say we got power in, in your hypothetical, in the spring, that may be well what we do, is we just go ahead and build it. It is even easier to find a tower, not only have a tenant, but when the building is actually there and you can hand somebody the keys, it's much easier to lease out.

And there is strong demand. As I noted in the beginning, we're very close to the turnpike, this corridor is well established as we were just discussing for these types of uses.

And this is a unique opportunity from

our perspective because we will lease or sell and sometimes especially in these smaller units, they want to own their building, they don't want to just lease it. And, you know, unlike some of the bigger -- our bigger competition, although they're really in a different league where they don't really sell, you know, we will because we're more of a boutique operation, and that gives us a different pool or a more expanded pool because not only is it people that traditionally lease, but also people are looking to own their own building, which is the situation in Branchburg I just discussed. We have a couple end-users there, one of the two actually wants to own the building after it's done.

CHAIRMAN NEWMAN: All right, anything further from the applicant?

ATTORNEY PAPE: That is the direct presentation. Briefly a summation before you conclude your hearing.

CHAIRMAN NEWMAN: Sure.

Any other questions from the board members or our professionals?

(No response.)

CHAIRMAN NEWMAN: No?

I'm going to open it up to the public

for no other reason we have several members of the public here, and want to at least give them a chance to be heard.

So if anyone would like to approach the board with a question for the applicant, here is your opportunity. Please approach the microphone, give your name and address, please.

PUBLIC COMMENT SESSION

MIKE POLANSKY: Thank you, Mr. Chair. Mike Polansky. I reside at Hamilton Hollow Drive in Millstone Township.

ATTORNEY STEIB: Let me swear you in so that anything you say is under oath.

Do you either swear or affirm that any testimony you give in connection with this proceeding will be the truth, the whole truth, and nothing but the truth?

MIKE POLANSKY: I do.

ATTORNEY STEIB: Thank you.

ADMINISTRATOR SIMS: Can you please spell your last name?

MIKE POLANSKY: P-O-L-A-N-S-K-Y.

ADMINISTRATOR SIMS: Thank you.

MIKE POLANSKY: We have been a resident of the town now for over 35 years, and we see more and more of these warehouses, especially on Route 33 as your applicant is looking for.

From a public interest when you mention the situation where you're driving down Route 33 and your perception isn't as bad because warehouses are off to the sides, I can tell you one thing, that we have seen more traffic through our town of Millstone Township than ever before because these employees are going through the back roads to get to Route 33.

And we are state police patrolled, we don't have a town -- a township police department, and there is a lot of speeders going on, and I see it every day because I'm on the corner.

You mentioned the amperage that you're looking for, and I have -- I'm with a warehouse in Teterboro, New Jersey and we have over 220,000 square feet there and our amperage is borderline a thousand and you're looking for a thousand extra of the 600, and my concern is with the JCP&L, as the board knows, there is many easements through our town, through horse farms. I have a horse farm. And to infiltrate that to add towers and power with JCP&L, against the public

interest from my standpoint.

So I guess my question to the applicant is do you really need the extra amperage and what do you have to give us, where is the fact that you need this extra amperage over the 600?

CHAIRMAN NEWMAN: And I want to add to your question. And what is required to get the other 1,000, as Mr. Polansky talked about?

Does that mean towers are needed? Easements are needed? Wires are going to go through?

So if you could address both those questions, I would appreciate it.

THE WITNESS: Certainly.

So the simple answer is, no. I know it's -- because I'm using amperage it sounds like a lot, but this is not a data center, for instance, where you're looking at hundreds of megawatts. This is, you know, this is -- 1,600 amp service is very small in the commercial sense. Like I said there are homes in Millstone that have 600-amp service. That's just the reality of the situation.

1,600 even is on the low end of what we're actually trying to get out of JCP&L, but where it's coming from, the demand is, things have changed

and are changing in the industry.

So electric vehicle charging was not a thing, you know, actually not long ago, just a few years ago. Electric forklifts were not nearly as prevalent as they are now. There's more focus on air handling now because of the, you know, more health and safety focus than there used to be.

There is more automation coming. So, you know, whether that's sorting equipment, handling equipment. You know, sometimes there's vertical, there's horizontal, you know, movement of goods inside these warehouses, so it's not unusual at all. There's more computers -- like the offices aren't what they -- they aren't typewriters, everything is commuters and servers now. So there's just, at every stage.

And then, it's not quite here yet but coming, electric trucks are going to be the next thing.

And, you know, if you want a building not to just work on day one but 20, 30, 40, 50 years from now we still want this building to be, you know, a Class A facility, it has to have the power to take those next steps. And, you know, we're looking to do something here that is going to be

here, it's going to be a quality build, be here for the long haul, and not become a blight, you know, in the short-term.

ATTORNEY PAPE: Mr. Chairman, if I can -- I'm sorry, Mr. Chairman.

CHAIRMAN NEWMAN: I just want to follow up, it's my second part, building on your question, so what facilities would we see; are we going to see more poles, or what will we see?

THE WITNESS: No, it's going to be some combination of -- for instance, in Howell what it wound up being was what they call an express feeder, so it was a new wire from an existing substation strung on existing poles that went to our new transformer next to our building. That is what we did in Fairfield Road in Howell, for instance.

In Branchburg we're there, instead of going off the local distribution wires, we're coming off the transmission wires, but they're literally right behind us. They're actually closer to the site than the distribution wires are; they're literally on our back door. And we're coming in -- it requires us to step down, that's at 34,500 volts, so we have to step down a little bit extra, but it's right there at the back door.

So it will either be something where it's coming off the transmission wires and we just step down more instead of a distribution voltage, we're, you know, coming down from transmission, or there will be a separate wire run, or an improvement in an existing substation.

But this level of power does not -- you know, when you're talking about hundreds if not, you know over 1,000 megawatts when you're starting to run new poles. I mean that's, like, you know, generative AI data centers when you're talking about stuff like that. There's no way this level of power triggers a new power group.

CHAIRMAN NEWMAN: All right.

So I don't mean to get too ahead of us, but if the board were to consider this, Mike, could a condition be that the applicant has represented that the power it's seeking would not result in fixtures or features, whichever is a better way to say it, that would be evident or that we would notice?

THE WITNESS: Well, we could certainly say that on this site because we're going to be underground on our on-site electric. Off-site, though, you know, it's JCP&L and the BPU, it's

something, frankly, that I have no control over.

And JCP&L is in the process of making infrastructure upgrades statewide. And there is generally a power issue throughout their service area, so they are looking to do improvements.

This one project, though, as small as it is, is not the tipping point. You know, things that are really moving the needle are more the, especially like the generative AI data centers where you're getting the hundreds of megawatts for a single user. That's the type of stuff that starts to move the needle, but that is not the case here on something that is just over household, you know, large household electric.

MEMBER KOTBY: So I don't understand exactly. What exactly you have on the lot that you can pull the electric inside currently?

THE WITNESS: The utility poles run, in fact it's on this side of the highway, the utility poles run right down Route 33, so we would have essentially a riser, which is really just a fancy name for an electrical conduit pipe, they're usually gray --

MEMBER KOTBY: Is it your side, your side of the road?

THE WITNESS: Yes.

MEMBER KOTBY: The poles are?

THE WITNESS: The poles are on our side of the road.

MEMBER KOTBY: And then you're going to feed off of that?

THE WITNESS: Yes, we'll feed off of that. It would come down into the ground, go under and through electrical conduit underground, it would come back up at our transformer. And then from the transformer it goes back underground, depending on the voltage it may have to go through switch gear at some point before it gets to the transformer, and then from there it goes -- that primary becomes secondary after it goes through the transformer, and that goes into one or more, probably multiple electrical boxes inside the building.

MEMBER KOTBY: And you will be able get the 1,500 off of that?

THE WITNESS: If JCP&L can come up with a way to give us the capacity, which right now is a substation limitation as I understand -- I'm not an electrical engineer, I have contact familiarity because I've been dealing with this a lot, but that is the issue at the moment.

MEMBER KOTBY: So what happens if they cannot get that, what is your alternative?

THE WITNESS: Unfortunately, I don't have an alternative, that's the problem. That's why we haven't gone to construction because we were otherwise ready to go to construction. And I only make money when we actually build stuff, so I'm very motivated to go to construction. But until JCP&L can supply that power, you know, it's just not possible for us to start.

MEMBER KOTBY: So if you cannot get that, that means you're going to have to get some more transformers, some more -- something extra to get this...

COMMITTEEMAN ZINER: No.

THE WITNESS: No.

MEMBER KOTBY: No?

THE WITNESS: No.

COMMITTEEWOMAN ZABROSKY: They're not going to upgrade a substation.

THE WITNESS: Yeah, this is way too small a project to get into upgrading a substation. You know, like when you get into a substation, where you're talking about millions of dollars, sometimes tens of millions or even depending on how big the

demand could be. I have seen it, in the course of my career, I have seen it as big as $164 million in upgrades required for a single project, but that was a data center project that I worked on in my consulting role.

But for something like this that is so small, we could never begin to touch a substation improvement; it just never would make sense. Even now, it's $110,000 just to get the 600 amps, that's borderline making sense.

PLANNER MERTZ: If they don't approve you, you have to abandon this?

THE WITNESS: Yes, that is -- and as a developer, we take risk, you know, we are at risk, it is possible that they will not get the power, this approval will expire and there is no -- you know, beyond December '27 there is no available path to get a further extension. Even if you were inclined to, just the path isn't there. We would be subject to the new ordinance and we would have to evaluate what, if anything, we would do at that point.

So, certainly, if the board is inclined to grant this extension, we are going to be very motivated to help JCP&L figure out a solution.

CHAIRMAN NEWMAN: Mr. Polansky, I don't want to keep you hanging, they addressed your question. Anything else?

MICHAEL POLANSKY: Mr. Chairman and the board, I would just like to close with this, that, you know, my biggest concern here is that when we add a warehouse here it's a domino effect and there is a lot of land as you know off of Route 33, and my concern is that I would love to see Millstone stay as rural as possible.

And we are, personally, on a 75-foot-wide easement that goes through the back of my property, and that was my concern, where JCP&L has that right to put towers up and they have not done so. And, like I said, I have been here over 35 years and I'd like to think that in my lifetime I won't see those.

But I thank you for the time.

CHAIRMAN NEWMAN: Okay. Thank you very much.

Anyone else like to approach the applicant or the board?

Okay, thanks, everybody. We'll close the public comment portion.

Unless there's nothing further from --

or from our professionals or the board, I think it would be appropriate for you to make a closing statement, Ken.

ATTORNEY PAPE: Sure. Very briefly. I watched, everyone has been paying attention to Jeromie and what he presented to you.

This is 130,000-square-foot warehouse. The setback from the road exceeded what was required when we came in the first time, and we continue to exceed. I don't think Jeromie reminded the board, we're below grade; we lowered the building's height. We had asked for a 32-foot building, we lowered it to 30. So there was no variance relief granted at the time. And we're below grade.

We also agreed to do a very substantial landscape plan across the front with berms and landscaping. At the time their models of building -- models of landscaping that weren't really up to standard, and looking at the really big one where they made the changes, those changes were imposed on this project and became part of the plan.

I think Jeromie makes a very, very good point that the 117 acres of land that was part of the presentation to the board the municipality has received, and it is a demonstration of the

applicant's good faith.

And I don't know if -- the shocking cost of development approvals, we never get to talk about it before a board, we know what it is, but most of the time it's forbidden testimony. In a request for an extension, the case law actually says that when you're balancing you're allowed to know what the financial investment of your applicant is. This applicant is $1,500,000 into these development approvals, and at the very end of them.

We ask the board to consider favorably the extension of the period of protection. We fully recognize that it is the only request that we can make to the board before being required to start over. We ask that you consider those three one-year extensions that get us to December 2027 affirmatively.

CHAIRMAN NEWMAN: Thank you.

Mike, is there any guidance you wanted to share with us on the standard?

ATTORNEY STEIB: I can share with you that I'm looking at the Jordan Developer's case because I brought that, it was referred to by Mr. Lange and it's a primary case along with the Toll Brothers case with respect to this type of

situation. And the quote that was taken from the Jordan Developer's case was exactly on point.

In the Jordan Developer's case, the board actually said, no, we are not going along with you, we're not going to grant the extension, but the key wordage is that there must be a balancing process in which the board weighs the public interest and implementation of the zoning change with the developers's interest and extended protection and the circumstances which for which the need for extension arose.

And in the Toll Brothers case -- the Jordan case doesn't go into a lot of detail as to what was presented on that case. The Toll Brothers case goes into a ton of detail. In that case the court said, no, you should have granted the extension for approval.

And the things that they considered was what was the length of time that the applicant has been involved, what has the applicant done during that time period, what have they accomplished, what is the expense that the applicant has gone to.

And you take a look at all of this and then you're going to weigh that against what is the impact if you apply the current zoning, and does the

current zoning and public interest in that outweigh what the applicant has expended in time and effort in moving toward getting the approvals brought to fruition.

CHAIRMAN NEWMAN: Okay, thank you.

So at this time the board should look to a motion?

ATTORNEY STEIB: You can have a discussion or you can go to a motion; that's up to the board.

CHAIRMAN NEWMAN: So unless somebody has another preference, my preference is I would be happy to make a motion to which, after there's a second, we can discuss, and then votes can fall where they fall. Unless anyone has another method, I'll proceed that way.

So I'll proceed with making a motion to approve. And I would put one condition on my motion that we didn't talk about but just came to mind, so this was reviewed and approved originally by the board with the then prior engineer and has whatever conditions we agreed upon then and whatever engineering criteria we set up and you talked about the Landscaping Plan that is already part of this.

But I would like the ability for Greg

during the course of either a final plan review or during the start of construction to have an opportunity to take another look and focus on landscaping, and I would condition my affirmative motion on the applicant -- on this being a condition that during the course of either the final plan review or -- and/or during construction that Greg has the right to work with the applicant to identify what I'll call gaps or holes that may be evident in the Landscaping Plan that we either didn't catch earlier or become obvious once the landscaping is installed, to help minimize the visual impact of the building and the parking and all that related infrastructure.

I don't know if there's anything else, Greg, you want to build off of that, or if that gives you enough latitude to take a fresh look?

ENGINEER BLASH: I think that gives me enough latitude.

CHAIRMAN NEWMAN: All right.

So that would be my motion, and if there's a second --

VICE-CHAIRMAN PADO: I'll second it.

CHAIRMAN NEWMAN: Okay, thank you.

So my thinking, and I'll just keep

going, is that looking at the balancing requirements here, I do find it persuasive that the applicant has gone ahead not only with -- I'm not very persuaded by the financial part of it, but I am more persuaded by the fact that the applicant has gone ahead and actually deed-restricted or put that conservation easement in place for 100-plus acres, which is in a fairly prominent part of our town fronting on Route 33 and having frontage on Millstone Road, and then protecting significant other area that runs into our town and not only is the back of this potential warehouse but is also sort of the back of the existing warehouse that is 1.2 million square feet, so I find that an important fact.

Also understanding that in our state, just from my personal knowledge, that working with the electric company to secure electric service is a very uphill battle, not a user-friendly process, and a governmental agency or utility that simply doesn't operate under a timeline or a set of rules that I have ever seen that you could just lock into and then know your outcome.

So those are -- that's what is motivating me for this, for my motion, and I would be happy to entertain any other thoughts, and if

there are none, of course, we'll proceed to a vote.

VICE-CHAIRMAN PADO: I agree with you and my position as a second.

CHAIRMAN NEWMAN: All right, I'm not seeing any other conversation.

Danielle, please call the roll.

ADMINISTRATOR SIMS: Chairman Newman?

CHAIRMAN NEWMAN: Yes.

ADMINISTRATOR SIMS: Mr. Pado?

VICE CHAIRMAN PADO: Yes.

ADMINISTRATOR SIMS: Committeeman Ziner?

COMMITTEEMAN ZINER: Yes.

ADMINISTRATOR SIMS: Committeewoman Zabrosky?

COMMITTEEWOMAN ZABROSKY: Yes.

ADMINISTRATOR SIMS: Mr. Kotby?

MEMBER KOTBY: Yes.

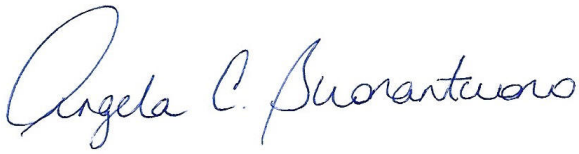
ADMINISTRATOR SIMS: Mr. Lambros?

MEMBER LAMBROS: Yes.

ATTORNEY PAPE: Mr. Chairman, members of the Board, thank you all, and good night.

(Application concluded at 8:32 p.m., and the board continued with its agenda.)

C E R T I F I C A T E



I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the proceeding as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative, nor employee, nor attorney, nor counsel of any of the parties to this action, and that I am neither a relative, nor employee of such attorney or counsel, and that I am not financially interested in the action.

_____

Angela C. Buonantuono, CCR, RPR, CLR
NJ License No. 30XI00233100
Notary Public Commission No. 50014616

Dated: November 6, 2026

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