

**Millstone Township Municipal Meeting Room  
215 Millstone Road @7:30 p.m.  
Millstone Township, New Jersey 08535**

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA UPDATE  
AUGUST 11, 2010**

**APPROVAL OF MINUTES:** June 9, 2010

**RESOLUTION:**

**P10-08 33 ASSOCIATES (RIVERSIDE CENTER)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary Major Subdivision approval in Resolution Memorialized 1-10-07 and Final Major Subdivision Approval in Resolution Memorialized 7-11-07. Applicant sought and was granted their second one-year extension of time.

**P10-10 IDEAL TILE -** Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom and 4,000 s.f. of administrative offices in Resolution memorialized 7- 11-07. Applicant sought and received a two-year extension of time to allow for the creation of the subdivision which this application is part of (Block 18, Lot 2.02).

**P10-09 MILLSTONE PROPERTY INVESTMENTS** – Block 16, Lots 11.01, 11.02 & 11.03. Located Prodelin Way and State Highway Route 33 consisting of 9.3 acres located in the HC (Highway Commercial) Zone. Applicant received Preliminary Site Plan approval in Resolution Memorialized 6-13-07 to construct a one-story 9,900 sq. ft. day care center along with a 6,000 sq. ft. one-story office and storage building. Applicant sought and received a one-year extension of time.

**EXTENSION OF TIME:**

**P10-11 BENTON FIBRE AND DRUM** – Block 16, Lot 9.12 – Located on Rike Drive in the Moto Industrial Park in the BP Zone. The Lot consists of 10.04 Acres of property. The applicant received Preliminary and Final Major Site Plan approval to construct an additional one-story 8,435 s.f. building for office space 6-11-08. Applicant returns for a one-year extension of time. No zone change. No noticing required. Extension granted.

**WAIVER HEARING**

**MINOR SUBDIVISION (LOT LINE ADJUSTMENT):**

**P10-04 HUNEKE, ROBERT** –Block 16, Lots 6 and 6.02 – Located at 21 Huneke Way. Property located in the RU-P zone. Existing Lot 6.0 consists of 25.316 acres; Lot 6.02 consists of 10.518 acres. The applicant is seeking completeness checklist waivers in connection with their Minor subdivision (lot line adjustment) application (not yet deemed complete pending waiver hearing). No noticing required for waiver hearing.

If waivers granted, then applicant shall proceed with Minor Subdivision (lot line adjustment ) application to create new lot 6.03 consisting of 13.611 acres; and new Lot 6.04 consisting of 22.028 acres. No new lots being created. No variances requested. No noticing required. Waivers granted with conditions. Approval granted for minor subdivision.

**REVIEW AND RECOMMEND:**  
**ORD. 10-20 – ORDINANCE AMENDING CHAPTER XXXV (LAND USE) ARTICLE VI (CONDITIONAL USES), SECTION 6-3 (WIRELESS COMMUNICATION FACILITIES)**

The Board found the amendment to the Ordinance to be consistent with the Master Plan.

**REVIEW AND RECOMMEND:**

The Township Committee, in Resolution 10-128, authorizes the Planning Board to undertake a preliminary investigation and hearing to determine if Property, known as Block 20, Lot 5 consisting of 33 acres in the PCD Zone located at the intersection of New Jersey State Highway Route 33 and Millstone Township Route 13 a/k/a Bergen Mills Road, qualifies under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., as an area in need of redevelopment. The Board approved the Planner, Richard Coppola, to prepare a report of his preliminary findings.

**NEW BUSINESS:** MCPB 57<sup>TH</sup> Annual Dinner September 29, 2010. The Secretary to forward information to the Board