

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
OCTOBER 12, 2011**

MEETING CALLED TO ORDER: Chairman Newman
READING OF ADEQUATE NOTICE: Secretary D'Andrea
FLAG SALUTE: Chairman Newman
ROLL CALL: Secretary D'Andrea

Blanco___ Grbelja ___ Pepe_____ Masci ___ Kurzman____ Pado_____
Pinney___ Beck _____ Newman___ Alt1Ziner___ Alt2 Kocur_____

APPROVAL OF MINUTES: August 10, 2011

Motion _____ Second_____

Roll Call:

Grbelja ___ Pinney___ Beck _____ Newman___ Alt1Ziner___ Alt2 Kocur_____

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTIONS:

P11-08 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 on 6-11-08. Applicant sought and received a one-year extension of time which ran on 7-8-11. Applicant sought and received a second one-year extension of time to perfect the site plan. No zone change. Extension granted 8-10-11.

Motion _____ Second_____

Roll Call:

Grbelja ___ Pinney___ Beck _____ Newman___ Alt1Ziner___ Alt2 Kocur_____

P11-07 LAONE/WELLS – Block 23, Lots 13.01 and 13.02 - Property known as Lot 13.01 is located at 27 Conover Road and consists of 22 Acres in the RU-P Zone District. Lot 13.27 is located as 25 Conover Road and consists of 3 acres in the R-130 Zone District. Applicants sought and received Minor Subdivision approval (lot line adjustment) that would not create any new lots. The lot line adjustment is for purposes of creating access to Lot 13.01 without the necessity of an access easement which presently exists. Variances were needed for this subdivision for frontage on Lot 13.01 where 260 ft is required and 240.75 ft is provided and on Lot 13.27 where 130,000 ft minimum lot area is required , 122,994 ft is provided in the R-130 Zone and 7,617 s.f. in the RU-P Zone. Application granted. 8-10-11.

Motion _____ Second_____

Roll Call:

Grbelja ___ Pinney___ Beck _____ Newman___ Alt1Ziner___ Alt2 Kocur_____

**REVIEW AND RECOMMEND:
ORDINANCE NO. 11-18**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXXV
"LAND USE AND DEVELOPMENT REGULATIONS" OF THE REVISED
GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE COUNTY OF MONMOUTH,
STATE OF NEW JERSEY, BY AMENDING SECTION 4-9.3, "HEIGHT RESTRICTIONS", BY
ADDING A NEW 4-9.11, "BUILDING SIZE RESTRICTIONS", AND BY AMENDING SECTION 4-
9.8, "SOLAR COLLECTORS", IN ARTICLE 4, "REGULATIONS APPLICABLE TO ALL ZONING
DISTRICTS", AND SECTION 5-13.1, "PERMITTED PRINCIPAL USES" IN THE "BP"
BUSINESS PARK ZONE, IN ARTICLE 5, "ZONING DISTRICT REGULATIONS", IN ORDER TO
PROVIDE REGULATIONS FOR "WIND, SOLAR & PHOTOVOLTAIC ENERGY FACILITIES"
WITHIN MILLSTONE TOWNSHIP**

Motion _____ Second _____

Roll Call:

Blanco _____ Grbelja _____ Pepe _____ Masci _____ Kurzman _____ Pado _____

Pinney _____ Beck _____ Newman _____ Alt1 Ziner _____ Alt2 Kocur _____

OLD BUSINESS:

NEW BUSINESS: Michael Steib, Esq. Memorandum Re: E-Mail Communications

ADJOURNMENT: