

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
JULY 10, 2013**

**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:** June 12, 2013

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco\_\_\_\_ Grbelja \_\_\_\_ Masci \_\_\_\_ Kurzman\_\_\_\_ Pado\_\_\_\_  
Pinney\_\_\_\_ Beck \_\_\_\_ Newman\_\_\_\_ Alt1Ziner\_\_\_\_

**PUBLIC COMMENT PORTION:** 15-Minute Limit

**RESOLUTIONS:**

**P12-02 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 returns to the Board and was granted a fifth one-year extension of time pursuant to N.J.S.A. 40:55D-52b. No Zone change.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco\_\_\_\_ Grbelja \_\_\_\_ Masci \_\_\_\_ Kurzman\_\_\_\_ Pado\_\_\_\_  
Pinney\_\_\_\_ Beck \_\_\_\_ Newman\_\_\_\_ Alt1Ziner\_\_\_\_

**P12-03 33 ASSOCIATES (RIVERSIDE CENTER)-** 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. administrative offices in Resolution memorialized 7-11-07. Pursuant to N.J.S.A. 40:55D-52b applicant sought and received fifth extension of time through 7-11-14. No Zone change.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco\_\_\_\_ Grbelja \_\_\_\_ Masci \_\_\_\_ Kurzman\_\_\_\_ Pado\_\_\_\_  
Pinney\_\_\_\_ Beck \_\_\_\_ Newman\_\_\_\_ Alt1Ziner\_\_\_\_

**P12-08 PERL ACRES SOUTH** – Block 55, Lot 2, - Located on Route 526. Previously Zoned R-130 consisting of 158.2 acres. Applicant received Preliminary Major Subdivision approval for a 43-residential lot subdivision and 2 lots for Township dedication received 6-25-03. Final Approval granted and Resolution Memorialized 4-11-07. Applicant returns for sixth extension of time request. Extension Granted through 11-13-2013. Zone is presently RU-P.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Masci \_\_\_ Kurzman \_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_ Beck \_\_\_\_\_ Newman \_\_\_ Alt1 Ziner \_\_\_\_\_

**NEW APPLICATION:**

**P13-07 – BARRETT OUTDOORS –** Block 24, Lot 1. Located at Route 33 and Conover Road. Property consists of 6.185 acres in the HC (highway Commercial) Zone. Applicant seeks Minor Site Plan Approval for his business including an interior showroom. No variances requested. Noticing Required. Deemed Complete 6-19-2013. Date of Action 8-12-2013.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_ Kurzman \_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_ Beck \_\_\_\_\_ Newman \_\_\_ Alt1 Ziner \_\_\_ Alt2 Kocur \_\_\_\_\_

**REVIEW AND RECOMMEND:**

**ORDINANCE NO. 13-09**

**AN ORDINANCE AMENDING CHAPTER XXXV**

**"LAND USE AND DEVELOPMENT REGULATIONS" SECTIONS 11-15 "EXCAVATIONS AND FILLS (GRADING PLAN)" & 11-18 "TOPSOIL PROTECTION" IN ARTICLE 11, "DESIGN AND PERFORMANCE STANDARDS AND CONSTRUCTION SPECIFICATIONS" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_ Kurzman \_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_ Beck \_\_\_\_\_ Newman \_\_\_ Alt1 Ziner \_\_\_ Alt2 Kocur \_\_\_\_\_

**ORDINANCE NO. 13-12**

**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 ADDING A NEW SUBSECTION 4-9.12 TO SECTION 4-9, "ACCESSORY BUILDINGS AND STRUCTURES", WITHIN ARTICLE 4, "REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS", IN ORDER TO PROVIDE ZONING REQUIREMENTS FOR FENCES WITHIN MILLSTONE TOWNSHIP**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_ Kurzman \_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_ Beck \_\_\_\_\_ Newman \_\_\_ Alt1 Ziner \_\_\_ Alt2 Kocur \_\_\_\_\_

**ORDINANCE NO. 13-13**

**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, REGARDING A REWRITING OF THE DEFINITION OF "LOT, CORNER" AND A NEW DEFINITION OF "LOT, THROUGH" IN SECTION 2-2, "SPECIFIC DEFINITIONS", WITHIN ARTICLE 2, "DEFINITIONS", AND A REWRITING OF SUBSECTION 4-4.5, "CORNER LOTS", TO BE RENAMED "CORNER & THROUGH LOTS" AND A REWRITING OF SUBSECTION 4-9.4, "LOCATION OF ACCESSORY BUILDINGS", BOTH WITHIN ARTICLE 4, "REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS"**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_\_\_ Beck \_\_\_\_\_ Newman \_\_\_\_\_ Alt1 Ziner \_\_\_\_\_ Alt2 Kocur \_\_\_\_\_

**ORDINANCE NO. 13-14**

**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, REGARDING SECTION 9-1A, "SITE PLAN REQUIRED", WITHIN ARTICLE 9, "DEVELOPMENT APPLICATION REQUIREMENTS"**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_\_\_ Beck \_\_\_\_\_ Newman \_\_\_\_\_ Alt1 Ziner \_\_\_\_\_ Alt2 Kocur \_\_\_\_\_

**ORDINANCE NO. 13-15**

**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, REGARDING THE DEFINITION OF "KENNEL" IN SECTION 2-2, "SPECIFIC DEFINITIONS", WITHIN ARTICLE 2, "DEFINITIONS"**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_

Pinney \_\_\_\_\_ Beck \_\_\_\_\_ Newman \_\_\_\_\_ Alt1 Ziner \_\_\_\_\_ Alt2 Kocur \_\_\_\_\_

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**