

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

Approval of Minutes: June 12, 2013

Resolutions:

P12-02 33 Associates (Riverside Associates) – 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. Resolution Memorialized

P12-03 33 Associates (Riverside Associates) 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. 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. Resolution Memorialized

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.

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.

Approved as conditioned

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

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

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

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

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"

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

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"

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

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"

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

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