

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AUGUST 13, 2014**

**MEETING CALLED TO ORDER:** Chairman Newman  
**READING OF ADEQUATE NOTICE:** Secretary D'Andrea  
**FLAG SALUTE:** Chairman Newman  
**SWEARING IN NEW MEMBER:** Attorney Steib  
**ROLL CALL:** Secretary D'Andrea

Bailey\_\_\_\_ Grbelja \_\_\_\_ Pepe\_\_\_\_ Kinsey \_\_\_\_ Kurzman\_\_\_\_ Pado\_\_\_\_  
Pinney\_\_\_\_ Beck \_\_\_\_ Newman\_\_\_\_ Alt1Ziner\_\_\_\_ Alt2 Kocur\_\_\_\_

**APPROVAL OF MINUTES:** June 11, 2014  
Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:  
Grbelja \_\_\_\_ Pepe\_\_\_\_ Kinsey \_\_\_\_ Kurzman\_\_\_\_  
Pinney\_\_\_\_ Beck \_\_\_\_ Alt1Ziner\_\_\_\_ Alt2 Kocur\_\_\_\_

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

**RESOLUTIONS**

**EXTENSIONS OF TIME:**

**P10-12 KEY INVESTMENTS, LLC d/b/a NORTH PARK SOLAR ENERGY FARM** – Block 16, Lots 2.01 located at N. Disbrow Hill Road consisting of 126.29 acres in the BP zone and Lot 9.05 located at 700 Rike Drive consisting of 4.93 acres in the BP Zone. Applicant received Preliminary and Final Site Plan for Phase I and Phase II to construct a solar energy. Resolution was memorialized 3-9-11. Applicant sought and received first one-year extension of time concluding 3-9-14. Applicant returned to the Board on 6-11-14 for second one-year extension of time. Extension granted through 3-9-15. No Zone change. No noticing is required.

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

Roll Call:  
Bailey\_\_\_\_ Grbelja \_\_\_\_ Kinsey \_\_\_\_ Pinney\_\_\_\_ Beck \_\_\_\_  
Newman\_\_\_\_ Alt1Ziner\_\_\_\_ Alt2 Kocur\_\_\_\_

**P13-07-MILLSTONE COMMONS WEST (Bridar West)** – Block 17, Lot 8.04. Located on Route 33 consisting of 3.00 acres in the HC zone. Applicant received Preliminary Major Site Plan approval to construct two (2) one-story retail/office buildings; the main building consisting of 13,560 s.f. and the second building consisting of 2,400 s.f. Approval granted and Resolution memorialized on 11-23-09. Applicant sought and received first one-year extension of time through 11-23-13. Applicant requested and received second one-year extension of time through 11- 23-14. No Zone Change. No noticing required.

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

Roll Call:  
Bailey\_\_\_\_ Grbelja \_\_\_\_ Kinsey \_\_\_\_ Pinney\_\_\_\_ Beck \_\_\_\_  
Newman\_\_\_\_ Alt1Ziner\_\_\_\_ Alt2 Kocur\_\_\_\_

**P14-08 MILLSTONE COMMONS EAST (Bridar East)** – Block 17, Lot 8.05. Located on Route 33 consisting of 3.39 acres in the HC zone. Applicant received Preliminary Major Site Plan approval to construct two (2) one-story retail/office buildings; the main building consisting of 13,200 s.f. and the second building consisting of 2,400 s.f. Approval granted and Resolution memorialized on 11-23-09. Applicant sought and received first one-year extension of time through 11-23-13 . Applicant requested and received second one year of extensio of time through 11-23-14. No Zone Change. No noticing required.

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

Roll Call:

Bailey\_\_\_ Grbelja \_\_\_ Pepe\_\_\_\_\_ Kinsey \_\_\_ Kurzman\_\_\_\_\_  
Pinney\_\_\_ Beck \_\_\_\_\_ Newman\_\_\_ Alt1Ziner\_\_\_ Alt2 Kocur\_\_\_\_\_

**CAPITAL IMPROVEMENT:**

**P14-09 MILLSTONE TOWNSHIP FIRE COMPANY** – Block 35, Lot 19.03 Located at 461 Stage Coach Road consisting of 1.894 acres on Township Public land. Applicant comes to the Board to present a proposed sign plan for installation at the Fire Company.

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

Roll Call:

Bailey\_\_\_ Grbelja \_\_\_ Pepe\_\_\_\_\_ Kinsey \_\_\_ Kurzman\_\_\_\_\_  
Pinney\_\_\_ Beck \_\_\_\_\_ Newman\_\_\_ Alt1Ziner\_\_\_ Alt2 Kocur\_\_\_\_\_

**NEW APPLICATION:**

**P14-10 PETRELLA/BARBER** - Block 29, Lot 49 located at 1 Old Oak Court consisting of 22,930 s.f. and Block 29, Lot 50 located at 18 Running Brook Lane consisting of 27,744 s.f. both located in the R-20 Zoning District. Applicants seek minor subdivision approval (lot line adjustment) with no new lots being created. Deemed Complete 7-24-14. Date of Action 9-7-14. No variances requested. No noticing required.

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

Roll Call:

Bailey\_\_\_ Grbelja \_\_\_ Pepe\_\_\_\_\_ Kinsey \_\_\_ Kurzman\_\_\_\_\_  
Pinney\_\_\_ Beck \_\_\_\_\_ Newman\_\_\_ Alt1Ziner\_\_\_ Alt2 Kocur\_\_\_\_\_

**EXTENSION OF TIME:**

**P 14-11 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 requested and received extension of time, pursuant to 40:55D-70, through 7-12-14. Applicant returns for additional extension of time. Zone is presently RU-P. Noticing is required.

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

Roll Call:

Bailey\_\_\_ Grbelja \_\_\_ Pepe\_\_\_\_\_ Kinsey \_\_\_ Kurzman\_\_\_\_\_  
Pinney\_\_\_ Beck \_\_\_\_\_ Newman\_\_\_ Alt1Ziner\_\_\_ Alt2 Kocur\_\_\_\_\_

**OLD BUSINESS:**

**NEW BUSINESS: COAH Update - Richard Coppola, P.P.**

**ADJOURNMENT:**