

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
MAY 13, 2015**

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

Bailey____ Grbelja ____ Pepe_____ Kinsey ____ Kurzman____ Pado_____
Pinney____ Beck _____ Newman____ Alt1Ziner____ Alt2 Kocur_____

APPROVAL OF MINUTES: April 8, 2015

Motion _____ Second _____

Roll Call:

Bailey____ Grbelja ____ Pepe_____ Kinsey ____ Kurzman____ Pado_____
Pinney____ Beck _____ Newman____ Alt1Ziner____ Alt2 Kocur_____

PUBLIC COMMENT PORTION: 15-Minute Limit

ORDINANCE REVIEW AND RECOMMENDATION:

ORD 15-04

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 4-9 (ACCESSORY BUILDINGS AND STRUCTURES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

The Ordinance amends Section 4-9.11 regarding accessory building size restrictions

Motion _____ Second _____

Roll Call:

Bailey____ Grbelja ____ Pepe_____ Kinsey ____ Kurzman____ Pado_____
Pinney____ Beck _____ Newman____ Alt1Ziner____ Alt2 Kocur_____

ORD 15-05

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS) SECTIONS 5-11.1 (PERMITTED PRINCIPAL USES) AND 5-12.1 (PERMITTED PRINCIPAL USES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

This Ordinance amends Sections 5-11.1 and 5-12.1 regarding permitted principal uses in the HC and HC-1 Highway.

Motion _____ Second _____

Roll Call:

Bailey _____ Grbelja _____ Pepe _____ Kinsey _____ Kurzman _____ Pado _____

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

ORD 15-06

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 15 (SIGNS), SECTION 15-1 (DEFINITIONS), SECTION 15-2.1 (PERMITTED SIGNS) AND ADDING NEW SECTION 15-2.6 (SIGNS PERMITTED IN THE PLANNED COMMERCIAL DEVELOPMENT ZONE) AND NEW SECTION 15-2.7 (SIGNS PERMITTED IN THE RECREATION CAMP ZONE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

This Ordinance Amends Article 15 regarding signs

Motion _____ Second _____

Roll Call:

Bailey _____ Grbelja _____ Pepe _____ Kinsey _____ Kurzman _____ Pado _____

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

ORD 15-07

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 4-2.1 (NONCONFORMING STRUCTURES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

This Ordinance amends Section 4-2.1 regarding nonconforming structures and undersized developed lots.

Motion _____ Second _____

Roll Call:

Bailey _____ Grbelja _____ Pepe _____ Kinsey _____ Kurzman _____ Pado _____

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

ORD 15-08

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS), SECTION 5-6.2 (PERMITTED ACCESSORY USES), SECTION 5-6A.2 (PERMITTED ACCESSORY USES), SECTION 5-6B.2 (PERMITTED ACCESSORY USES), SECTION 5-7.2 (PERMITTED ACCESSORY USES), SECTION 5-9.2 (PERMITTED ACCESSORY USES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

This Ordinance amends Sections 5-6.2, 5-6A.2, 5-6B.2, 5-7.2 and 5-9.2 regarding permitted accessory uses.

Motion _____ Second _____

Roll Call:

Bailey ___ Grbelja ___ Pepe _____ Kinsey ___ Kurzman ___ Pado _____
Pinney ___ Beck _____ Newman ___ Alt1 Ziner ___ Alt2 Kocur _____

ORD 15-09

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5 (ZONING DISTRICT REGULATIONS) SECTION 5-5 (SCHEDULE OF AREA, YARD AND BUILDINGS REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

This Ordinance amend footnotes for Section 5-5 regarding projections from a building into yard areas.

Motion _____ Second _____

Roll Call:

Bailey ___ Grbelja ___ Pepe _____ Kinsey ___ Kurzman ___ Pado _____
Pinney ___ Beck _____ Newman ___ Alt1 Ziner ___ Alt2 Kocur _____

ORD 15-10

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 6 (CONDITIONAL USES), SECTION 6-2.4 (GASOLINE SERVICE STATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

This Ordinance amends Section 6-2.4 regarding gasoline service station signs.

Motion _____ Second _____

Roll Call:

Bailey ___ Grbelja ___ Pepe _____ Kinsey ___ Kurzman ___ Pado _____
Pinney ___ Beck _____ Newman ___ Alt1 Ziner ___ Alt2 Kocur _____

NEW APPLICATION

P15-01 NAP CONSTRUCTION, LLC. Block 58, Lot 4.06. Located on Trenton-Lakewood Road consisting of 9.53 acres in the Neighborhood Commercial (NC) zone. Applicant proposes to subdivide the parcel into three (3) residential lots and one (1) commercial lot. Variance requested for commercial lot to have frontage on a private street and not a public right-of-way. Deemed complete 4-2-15. Date of Action: 7-21-15. Noticing Required.

Motion _____ Second _____

Roll Call:

Bailey ___ Grbelja ___ Pepe _____ Kinsey ___ Kurzman ___ Pado _____
Pinney ___ Beck _____ Newman ___ Alt1 Ziner ___ Alt2 Kocur _____

OLD BUSINESS: COAH UPDATE

NEW BUSINESS:

ADJOURNMENT: