

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

APPROVAL OF MINUTES: April 8, 2015

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.

The Board found the Ordinance to be consistent with the Master Plan. They made a recommendation to the Governing Body to review the ordinance to consider architectural standards for detached accessory structures.

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.

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

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 signage

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

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.

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

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.

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

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.

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

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.

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

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.

Subdivision approved as conditioned.

EXECUTIVE SESSION:

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: