

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
NOVEMBER 12, 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 REGULAR MEETING MINUTES: October 14, 2015

Motion _____ Second_____

Roll Call:

Bailey___ Grbelja ___ Pepe_____ Kinsey ___ Pinney___
Beck _____ Newman___ Alt2 Kocur_____

EXECUTIVE MEETING MINUTES: October 14, 2015

Motion _____ Second_____

Roll Call:

Bailey___ Grbelja ___ Pepe_____ Kinsey ___ Pinney___
Beck _____ Newman___ Alt2 Kocur_____

PUBLIC COMMENT PORTION: 15-Minute Limit

Ordinance Review and Recommendation:

Ordinance 15-18

An Ordinance Amending Chapter XXXV (Land Use and Development Regulations), Article II (Definitions) Section 2-2 (Specific Definitions) and Article IV, (Regulations Applicable to all Zoning Districts), Section 4-1 (General Regulations) of the Revised General Ordinances of the Township of Millstone, County of Monmouth and State of New Jersey.

The Ordinance amends Section 2-2 and 4-1 by adding the definition of municipally sponsored affordable housing construction and by adding municipal uses to be permitted principal uses in all zoning districts.

Motion _____ Second_____

Roll Call:

Bailey___ Grbelja ___ Pepe_____ Kinsey ___ Kurzman___ Pado_____
Pinney___ Beck _____ Newman___ Alt1Ziner___ Alt2 Kocur_____

NEW APPLICATION:

P15-05 - VJS Holdings, LLC. - Block 16, Lot 9.09. Located at 1500 Rike Drive consisting of 7.91 Acres in the Business Park (BP) zoning district. Applicant seeks preliminary and final site plan approval to construct a second building and related site improvements to include 1,831 s.f. office space, 5,769 s.f. assembly area and 1,654 mezzanine storage. No variances requested. Deemed Complete 10-9-15. Date of Action: 11-23-15. Noticing Required.

Motion _____ Second _____

Roll Call:

Bailey____ Grbelja _____ Pepe _____ Kinsey _____ Kurzman _____ Pado (must step down)

Pinney____ Beck _____ Newman _____ Alt1 Ziner _____ Alt2 Kocur _____

NEW APPLICATION:

P14-18 Black Bear Day Camp, LLC. - Block 35, Lots 17.01, 19, 19.01, 19.02 and 20. Located at 457 Stage Coach Road consisting of 30 acres in the Recreational Camp (RC) Zone. Application submitted 11/25/14. Deemed incomplete 12/12/14. Waiver Hearing 6-24-15. Deemed Complete 10-9-15. Date of Action: 11-23-15. Application is for preliminary and final site plan approval to add a 2,500 s.f. addition to an existing pavilion; construct a new 3,200 s.f. pavilion, add a 3,200 s.f. in-ground pool with 2,800 s.f. concrete decking, 300 s.f. filter and 200 s.f. pool house; further request approval for previously installed baseball field, shed, dugout, fencing and scoreboard on Lot 20. No variances requested. Noticing Required.

Motion _____ Second _____

Roll Call:

Bailey____ Grbelja _____ Pepe _____ Kinsey _____ Kurzman _____ Pado _____

Pinney____ Beck _____ Newman _____ Alt1 Ziner _____ Alt2 Kocur _____

OLD BUSINESS: Mt. Laurel Update