

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
DECEMBER 14, 2016**

At 7:30p.m., Chair Newman called the meeting to Order.

Ms. Maher read the Adequate Notice.

Salute to the Flag.

**ROLL CALL:** Present: Beck, Grbelja, Pado, Pinney, Ziner, Curtis and Newman.  
Absent: Kinsey, Kocur and Pepe

**APPROVAL OF MEETING MINUTES: November 9, 2016**

The Board having reviewed the Meeting Minutes, Committeewoman Grbelja made a Motion to approve the Minutes and Mr. Ziner offered a Second. Roll Call Vote: Grbelja, Ziner, Beck , Pinney, Pado, Curtis and Newman voted yes to adopt.

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

Chairman Newman opened the meeting to public comment at 7:32 p.m. Seeing no public comment, that portion was closed.

**RESOLUTION:**

**P16-01 - VASHISHT, AVINASH** - Block 59, Lot 11 located at 508 Monmouth Road consisting of 2.24 acres in the Highway Commercial (HC) Zoning District. Applicant sought and received Preliminary and Final Major Site Plan Approval to remove an existing gasoline station and construct a 14,443 s.f. mixed use retail building. Applicant sought and was granted variance relief for an undersized lot where 3 acres is required applicant can provide 2.24 acres., front yard setback where 100 ft. is required, applicant can provide 96 ft., property depth where 450 ft is required, applicant can provide 284.50 ft., lot coverage where 50% is required applicant proposes 63%, building height where 30 ft. is maximum, applicant proposes 32.9 ft. Application granted 9-9-16.

The Board having reviewed the Resolution, Ms. Pinney made a Motion to memorialize the Resolution and Committeewoman Grbelja offered a Second. Roll Call Vote: Pinney, Grbelja, Beck, Pado and Ziner voted yes to memorialize.

**RESOLUTION:**

**P16-04 512 Route 33, LLC** - Block 22, Lots 7 & 8 - Located at 512 Route 33. Property consists of 9.940 Acres in the Highway Commercial Zoning District. On 12-10-14, Applicant received Minor Subdivision approval to reconfigure two existing lots. Applicant received Preliminary and Final Site Plan approval to construct a 12,740 s.f. retail building and a 3,200 s.f. bank. Variances requested were granted. Applicant sought and received a one-year extension of time for both approvals.

The Board having reviewed the Resolution, Committeewoman Grbelja made a Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, Pado, Pinney, Ziner, Curtis and Newman voted yes to memorialize.

**EXTENSION OF TIME:**

**P16-05 33 ASSOCIATES (RIVERSIDE CENTER)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary and Final Subdivision Approval in Resolution Memorialized 12-10-14 to create nine (9) lots. Applicant seeks a one (1) year extension of time. No Zone change. No noticing required

**P16-06 33 ASSOCIATES (RIVERSIDE CENTER)-** 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. administrative offices in Resolution memorialized 12-10-14. Applicant seeks a one (1) year extension of time. No Zone Change. No noticing required.

Attorney William Mehr appearing on behalf of the applicant to a request for a one-year extension of time within which to perfect the project. Mr. Mehr explained several issues caused the delay but have since been resolved. The applicant has concluded the financing of the infrastructure. The applicant has been working on the bond estimate with the Board Engineer. Mr. Mehr advised that they would be coming back to the Board shortly to amend the site plan approval and reduce the size of the building. He explained the site plan that was approved years ago and there is no market for the storage/warehouse. They are in the process of making changes.

Chairman Newman asked if Mr. Mehr if he anticipates if this will take place within the next year. Mr. Mehr stated that they will post the bonds, file the map and are now able to proceed on the Millstone Road side of the project. He stated that the applicant wishes to amend the site plan and market that site. Mr. Mehr stated that the subdivision is the same, only the one lot had received site plan approval. Mr. Mehr stated that the former applicant Ideal Tile needed a larger warehouse and a showroom area. The site plan will change to become warehouse storage with administrative offices.

Board Engineer Shafai offered that he had prepared the bond estimate and is in possession of the applicant's final plans.

Chairman Newman asked Mr. Mehr about the status of the Monroe Township site. Mr. Mehr stated that they have modified the plan and consolidated the smaller sites into one large lot. They have preliminary re-subdivision approval and have filed for final and will be filing for development of the larger lot.

Attorney Steib advised that the zoning on the property has not changed since the Board approved the project. Attorney Steib asked Mr. Mehr if there had been any significant change in development in the properties surrounding this site and Mr. Mehr advised no.

The Extension would run to December 10, 2017 on both requests.

As to the one-year Extension on P16-05, the subdivision, Mr. Pado made a Motion to grant the one-year Extension of Time on the subdivision and Ms. Curtis offered a Second. Roll Call Vote: Pado, Curtis, Ziner, Beck, Pinney, Grbelja and Newman voted yes to grant the Extension.

As to the one-year Extension on P16-06, the site plan, Mr. Ziner made a Motion to grant the one-year Extension of Time on the site plan and Ms Curtis offered a Second. Roll Call Vote: Ziner, Curtis, Pado, Beck, Pinney, Grbelja and Newman voted yes to grant the Extension.

**OLD BUSINESS:** Mt. Laurel Update

Attorney Steib advised that we are in limbo at this time. He advised that we are waiting for the Supreme Court to issue a ruling on November 30th oral argument so everything is on hold until then.

Committeewoman Grbelja made the Motion to Adjourn and Ms. Pinney offered a Second and by unanimous vote the meeting adjourned at 7:41p.m.

Respectfully Submitted,

Pamela D'Andrea