

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JULY 12, 2017**

At 7:30p.m., Vice-Chairman Pepe, called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

ROLL CALL: Present: Beck, Grbelja, Pado, Pepe, Oxley, Ziner, Curtis and Ferro.
Absent: Newman, Kuczinski and Pinney.

APPROVAL OF MEETING MINUTES: July 14, 2017.

The Board having reviewed the meeting minutes, Mr. Pado made a Motion to approve the meeting minutes and Ms. Curtis offered a Second. Roll Call Vote: Pado, Curtis, Beck, Grbelja, Oxley, Pepe and Ferro voted yes to approve the meeting minutes.

PUBLIC COMMENT PORTION: At 7:35 p.m., Vice-Chairman Pepe opened the meeting to anyone in the audience who may have a comment. Seeing no public comment, he closed that portion of the meeting at 7:35 p.m.

RESOLUTIONS:

P17-06 TOWNSHIP OF MILLSTONE - Block 57, Lot 14.03 located at 17 Burnt Tavern Road consisting of 3.44 Acres in the Business Park (BP) Zoning District. Applicant sought and received Preliminary and Final Major Site Plan approval to construct a 4-unit, 2-story building to provide affordable housing consistent with the Township's Housing Element and Fair Share Housing Plan and consistent with Ordinance 15-18. The building consisting of 1 three-bedroom unit, 2 two-bedroom units and 1 one-bedroom unit, occupying 2,490 s.f. on the first floor and 2,330 s.f. on the second floor with a building height of 31 '4". Variances were sought and granted for Minimum Lot Width where 250 ft. is required, 100 ft. was granted, Minimum Side Yard Setback where 50 ft. is required, 30 ft. was granted and Minimum Combined Side Yard Setback where 125 ft. is required, 60 ft. was granted.

The Board having reviewed the Resolution Mr. Pado made a Motion to memorialize the Resolution and Ms. Curtis offered a Second. Roll Call Vote: Pado, Curtis, Beck, Grbelja, Oxley, Pepe and Ferro voted yes to memorialize the Resolution.

OLD BUSINESS:

Regarding Mt. Laurel, Attorney Steib provided a status for the Board. He stated that presently, there was a proceeding to set aside Middlesex County Judge Wolfson's decision due to a conflict of interest that he had. We are awaiting that decision.

NEW BUSINESS: Master Plan Update. Committeewoman Grbelja and Secretary D'Andrea updated the Board on the non-quorum work groups' progress. The goal is to have a working copy provided to the members for review and comment, followed by an open public meeting to present the Plan sometime in the fall for adoption prior to the end of the year.

Seeing no further business, Vice-Chairman Pepe asked for a Motion and Second to adjourn. Mr. Beck made a Motion to adjourn and Ms.Oxley offered a Second and by unanimous vote, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Pamela D'Andrea