

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
AUGUST 14, 2019**

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

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Ferro \_\_\_\_\_ Newman\_\_\_\_ Oxley\_\_\_\_\_ Pado\_\_\_\_\_  
Pepe\_\_\_\_\_ Pinney\_\_\_\_\_ Ziner\_\_\_\_\_ Alt1 Curtis\_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**APPROVAL OF MEETING MINUTES: May 8, 2019**

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Beck \_\_\_\_\_ Newman\_\_\_\_ Oxley\_\_\_\_\_ Pado\_\_\_\_\_ Ziner\_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

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

**P18-03 BLACK BEAR DAY CAMP** - Block 35, Lots 17, 17.01, 19, 19.01, 19.02, 19.04, 20 & 20.04. Located in the RC Zoning district. The applicant reached out to the Township Committee to Request a Modification of Certain Terms and Conditions of the Millstone Township Land Use and Development Regulations Chapter XXXV for Black Bear Day Camp regarding a rezoning. The Township Committee, at their March 6, 2019 Meeting, considered the request and referred the matter to the Planning Board for their review and comment.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Ferro \_\_\_\_\_ Newman\_\_\_\_ Oxley\_\_\_\_\_ Pado\_\_\_\_\_  
Pepe\_\_\_\_\_ Pinney\_\_\_\_\_ Ziner\_\_\_\_\_ Alt1 Curtis\_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**P19-08 ESTATE OF ELSIE HALKA** - Block 41, Lot 1 known as 244 Stillhouse Road consisting of 30.22 acres located in the Rural Preservation (R-UP) Zone. Applicant seeks Minor Subdivision approval to create two lots. Proposed Lot 1.08 consisting of 8.226 acres and proposed Lot 1.09 consisting of 21.595 acres. Variance need for lot frontage for Lot 1.08 where 250 ft. is required, 96.64 can be provided. Deemed Complete 7-8-19 Date of Action: 11-22-19 Noticing required.

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Ferro \_\_\_\_\_ Newman\_\_\_\_ Oxley\_\_\_\_\_ Pado\_\_\_\_\_  
Pepe\_\_\_\_\_ Pinney\_\_\_\_\_ Ziner\_\_\_\_\_ Alt1 Curtis\_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**P19-05 PATEL, YOMESH** - Block 24, Lot 6 known as 455 Route 33 consisting of 1.28 acres in the Highway Commercial (HC) Zone. Applicant seeks approval to construct a 8,820 s.f. retail building. Variances requested for lot area, 3 ac. required, 1.28 ac. exists; lot width and frontage, 250 ft. required, 187.95 exists; lot depth 450 ft. required, 237.52 exists; front yard setback 100 ft. required, 77 ft. proposed, setback both sides 100 ft. required, 70 ft. proposed, parking 55 stalls required, 44

proposed, 1 loading stall need, 0 proposed. Noticing required. Deemed Complete 7-8-19. Date of Action 11-5-19

Motion \_\_\_\_\_ Second \_\_\_\_\_

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Ferro \_\_\_\_\_ Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_  
Pepe \_\_\_\_\_ Pinney \_\_\_\_\_ Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**OLD BUSINESS: Mount Laurel Update**

**NEW BUSINESS:**

**ADJOURNMENT:**