

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
OCTOBER 10, 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: September 11, 2019

Motion _____ Second _____

Roll Call:

Grbelja _____ Newman____ Oxley_____ Pado_____ Pepe_____
Pinney____ Ziner_____ Alt1 Curtis_____ Alt2Arpaia _____

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTION:

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 sought 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. Application approved with Conditions.

Motion _____ Second _____

Roll Call:

Grbelja _____ Newman____ Oxley_____ Pado_____ Pepe_____
Pinney____ Ziner_____ Alt1 Curtis_____ Alt2Arpaia _____

RESOLUTION:

P19-02 BLACK BEAR LAKE REAL ESTATE CO., LLC - Block 35, Lots 17.01, 19, 19.01, 19.02 & 20. 34.88 acres located at 457 Stage Coach Road in the RC Zone. Applicants received Preliminary and Final Site Plan approval to construct a 4,780 s.f. building, 31.56 ft. in height trampoline building. Variance granted for building height and lot coverage. Applicant returned to the Board for an additional variance for lot coverage. Variance granted.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman____ Oxley_____ Pado_____
Pepe_____ Pinney____ Ziner_____ Alt1 Curtis_____ Alt2Arpaia _____

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. Carried from 8-14-19 and 9-11-19 Meeting.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman___ Oxley_____ Pado _____
Pepe_____ Pinney_____ Ziner_____ Alt1 Curtis_____ Alt2Arpaia _____

NEW APPLICATION:

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. Board Attorney announced Applicant's notice deficient for Manalapan and must re-notice for Manalapan properties only. Noticing sufficient otherwise. Deemed Complete 7-8-19. Date of Action 11-5-19. Extension of time granted to 11-20-19.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Ferro _____ Newman___ Oxley_____ Pado _____
Pepe_____ Pinney_____ Ziner_____ Alt1 Curtis_____ Alt2Arpaia _____

OLD BUSINESS: Mt. Laurel Update

NEW BUSINESS:

ADJOURNMENT: