

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
NOVEMBER 13, 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: October 10, 2019**

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

Roll Call:

Beck \_\_\_\_\_ Newman\_\_\_\_ Pado \_\_\_\_\_ Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

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

**P19-10 TOWNSHIP OF MILLSTONE - Block 35, Lot 15**, located at 471 Stage Coach Road, consisting of 2.53 acres in the "Neighborhood Commercial (NC) Zone. Applicant seeks Preliminary and Final Major Site Plan Approval to construct ten (10) one-bedroom, single story, 591.6 s.f. units for purposes of providing age-restricted apartment units for rent as defined and regulated by the Township's Housing Element and Fair Share Housing Plan and consistent with Ordinance 15-18. Building No.1 will consist of three (3) units and a mechanical room. Building No. 2 will consist of seven (7) units, along with a community laundry room. Eighteen (18) parking spaces are required and 18 will be provided. Applicant seeks variance relief from minimum building set back where 75 ft. required, 40.37 ft. provided.

The "Allen House II", would provide affordable housing credits against Millstone Township's mandated affordable housing obligation. The existing structures on the property are to be demolished/removed to allow for the new construction of the two residential buildings and residential parking. This will be a sister site to the existing Allen House age-restricted housing unit located next door at 477 Stage Coach Road.

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

Roll Call Vote:

Beck \_\_\_\_\_ 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 \_\_\_\_\_ Alt2 Arpaia \_\_\_\_\_

**OLD BUSINESS:** Mt. Laurel Update

**NEW BUSINESS:**

**ADJOURNMENT:**