

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
MARCH 11, 2020**

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

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**APPROVAL OF MEETING MINUTES: February 12, 2020**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Oxley \_\_\_\_\_ Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

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

**RESOLUTIONS:**

**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 sought and received approval to construct a 8,820 s.f. retail building. Variances were granted for the undersized lot for lot area, lot width and frontage, depth, front yard setback, setback both sides, 52 stalls required, 44 proposed, 1 loading stall need, 0 proposed. Preliminary and Final Site Plan Approval granted.

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Oxley \_\_\_\_\_ Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**P19-11 GREEN, GEORGE** – Block 62, Lo 16.02 located at 97 Stage Coach Road consisting of 9.83 acres in the R130 Zoning district. Applicant sought and received approval for a Minor Subdivision to create two residential single-family lots. Proposed Lot 16.04 has an existing dwelling which will remain.

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Oxley \_\_\_\_\_ Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**REVIEW AND RECOMMEND:**

**ORDINANCE NO. 20-02**

ORDINANCE AMENDING CHAPTER XXXV (LAND USE)  
ARTICLE 5, (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL  
ORDINANCES OF THE TOWNSHIP OF MILLSTONE,  
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY TO ADD  
NEW SECTION 5-17 (ACCESSORY APARTMENTS)

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**ORDINANCE NO. 20-03**

AN ORDINANCE OF THE TOWNSHIP OF MILLSTONE AMENDING THE GENERAL CODE OF THE TOWNSHIP OF MILLSTONE BY REPEALING AND REPLACING ARTICLE 8 "AFFORDABLE HOUSING" TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS AND TO ESTABLISH THE DEVELOPMENT FEES PERTAINING TO THE TOWNSHIP'S AFFORDABLE HOUSING TRUST FUND

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**ORDINANCE NO. 20-04**

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTIONS 5-2 AND 5-3.1 ADDING THE R-MF MULTI-FAMILY ZONE DISTRICT TO THOSE SECTIONS AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) AND CREATING NEW SECTION 5-17 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**ORDINANCE NO. 20-05**

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**ORDINANCE NO. 20-06**

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLES 3, 4, 5, 7, 9, 11 AND 17, SECTIONS 3-9.3 (ESCROW FEES), 4-9.12 (FENCES), 4-11.4 (NOISE), 4-14.8.c.1 (SITE DEVELOPMENT STORMWATER PLAN), 4-16 (ARCHITECTURAL GUIDELINES & DESIGN STANDARDS FOR NONRESIDENTIAL BUILDINGS), 5-15 (PCD PLANNED COMMERCIAL DEVELOPMENT) 5-16, 5-16.2, 5-16.4, 5-16.6 (FHSC), 7-3.4 (EMERGENCY SPILLWAYS), 9-5 (ENVIRONMENTAL CONSTRAINTS) 11-5.9, 11-11, 11-14.8.b, 11-24, 11-25.6, 11-30, 11-32.3, 11-33 (DESIGN AND PERFORMANCE STANDARDS) AND 17-1 (RIPARIAN ZONE ORDINANCE) OF THE REVISED GENERAL

ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_

Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**ORDINANCE NO. 20-07:**

ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-7 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Conoscenti (Mayor's Designee) \_\_\_\_\_

Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2Arpaia \_\_\_\_\_

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**