

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
FEBRUARY 12, 2007**

**MEETING CALLED TO ORDER:** Chairman Newman  
**READING OF ADEQUATE NOTICE:** Secretary D'Andrea  
**NEW MEMBER SWORN IN:** Attorney Steib  
**FLAG SALUTE:** Chairman Newman  
**ROLL CALL:** Secretary D'Andrea

Blanco\_\_\_ Grbelja \_\_\_ Kuczinski \_\_\_ Pepe\_\_\_ Sico\_\_\_ Murphy\_\_\_  
Kurzman\_\_\_ Pinney\_\_\_ Newman\_\_\_ Alt1Pado\_\_\_ Alt2 Weintraub\_\_\_

**APPROVAL OF MINUTES:** January 10, 2007

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

Roll Call:

Blanco\_\_\_ Grbelja \_\_\_ Kuczinski \_\_\_ Pepe\_\_\_  
Sico\_\_\_ Murphy\_\_\_ Pinney\_\_\_ Newman\_\_\_ Alt1Pado\_\_\_  
Alt2 Weintraub\_\_\_

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

**PRESENTATION ON THE RIGHT TO FARM ACT**

Presented by Ms. Pat Butch of the Township Agricultural Council

**RESOLUTIONS:**

**P06-05 COUNTRY ROAD ESTATES** – Block 57.01, Lot 1. Located at Old Noah Hunt Road and Trenton Lakewood Road (County Road 526). Zoned RU-P consisting of 58.405 acres. Applicant seeks Preliminary Major Subdivision approval to construct 6 residential lots. Variance needed. Carried from 8/9/06; 9/13/06;10/11/06;11/8/06; 12/13/06. Extension granted to 3/30/07. Resolution re-opening the hearing for further proceedings.

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

Roll Call:

Grbelja \_\_\_ Kuczinski \_\_\_ Pepe\_\_\_ Sico\_\_\_ Murphy\_\_\_  
Pinney\_\_\_ Newman\_\_\_ Alt1Pado\_\_\_ Alt2 Weintraub\_\_\_

**P04-46 KENSINGTON ORGANIZATION** Block 60.01, Lot 17 and 18.01.

Mount Holly-Freehold Road. NC Zone. 1.43 ac. Preliminary and Final Major Subdivision (construction of 6,363 sq. ft. retail bldg.) granted 8/10/05.

Resolution granting deviation from Major Site Plan approval.

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

Roll Call:

Blanco\_\_\_ Grbelja \_\_\_ Kuczinski \_\_\_ Murphy \_\_\_ Newman\_\_\_

**P05-29 PAUL, EUGENE** – Block 36, Lots 28, 30 and 32. Located along Millstone Road in the R-130 Zone consisting of 8.87 acres. Minor Subdivision w/ variance. Applicant proposes to consolidate 3 existing vacant contiguous lots into two new building lots. Application Deemed Complete 5/23/06. Carried from 6/14/06.; 8/9/06; 10/11/06; 11/08/06; 12/13/06. Resolution dismissing the Application without Prejudice.

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

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Pepe \_\_\_ Sico \_\_\_ Alt1Pado \_\_\_

**P06-13 CKV REALTY, L.L.C.** – Block 57, Lot 16, located at 33 Burnt Tavern Road. Property consists of 53.3897 acres located in the BP zone. Present use is farming. Applicant proposes Garden Center and construction of 15,000 s.f. building. Transferring Application to the Zoning Board.

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

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Kucziniski \_\_\_ Pepe \_\_\_ Sico \_\_\_ Murphy \_\_\_  
Pinney \_\_\_ Newman \_\_\_ Alt1Pado \_\_\_

**CARRIED APPLICATION:**

**P05-19 HUNEKE, ROBERT** – Block 16, Lots 6 and 6.02. Located at 21 Huneke Way. Consists of 35.82 acres in the RU-P Zone. Applicant seeks Final Major Subdivision Approval to modify two lots into 3 lots. Preliminary granted 2/06. Carried from 10/11/06; 11/08/06; 1/10/07. Applicant requested matter be carried to February 12, 2007. Extension granted.

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

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Kucziniski \_\_\_ Pepe \_\_\_  
Sico \_\_\_ Alt1Pado \_\_\_

**P06-05 COUNTRY ROAD ESTATES** – Block 57.01, Lot 1. Located at Old Noah Hunt Road and Trenton Lakewood Road (County Road 526). Zoned RU-P consisting of 58.405 acres. Applicant seeks Preliminary Major Subdivision approval to construct 6 residential lots. Variance needed. Carried from 8/9/06; 9/13/06; 10/11/06; 11/8/06; 12/13/06. Resolution memorialized 2/12/07 to re-open the proceedings. Extension granted through 3/30/07.

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

Roll Call:

Blanco \_\_\_ Grbelja \_\_\_ Kucziniski \_\_\_ Pepe \_\_\_ Sico \_\_\_ Murphy \_\_\_  
Kurzman \_\_\_ Pinney \_\_\_ Newman \_\_\_ Alt1Pado \_\_\_ Alt2 Weintraub \_\_\_

**P06-06 PERL ACRES NORTH** – Block 54, Lot 5.01. Located on Route 526. Zoned R-130 consisting of 44.69 Acres. Applicant received Preliminary Major Subdivision approval to subdivide 11 residential lots received 4/23/03. Final Application Deemed Complete 12/14/06. Applicant seeks final approval.

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Kucziniski \_\_\_\_\_ Pepe \_\_\_\_\_ Sico \_\_\_\_\_ Murphy \_\_\_\_\_  
Kurzman \_\_\_\_\_ Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1 Pado \_\_\_\_\_ Alt2 Weintraub \_\_\_\_\_

**P07-06 PERL ACRES SOUTH** – Block 55, Lot 2, - Located on Route 526. Zoned R-130 consisting of 158.2 acres. Applicant received Preliminary Major Subdivision approval for a 43-residential lot subdivision and 2 lots for Township dedication received 6/25/03. Final Application Deemed Complete 12/14/06. Applicant seeks final approval.

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Kucziniski \_\_\_\_\_ Pepe \_\_\_\_\_ Sico \_\_\_\_\_ Murphy \_\_\_\_\_  
Kurzman \_\_\_\_\_ Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1 Pado \_\_\_\_\_ Alt2 Weintraub \_\_\_\_\_

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**