

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
JANUARY 10, 2018**

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

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**APPROVAL OF MEETING MINUTES: December 7, 2017**

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

Roll Call:

Grbelja \_\_\_\_\_ Pado \_\_\_\_\_ Newman \_\_\_\_\_ Ziner \_\_\_\_\_ Alt2 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

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

**ELECTION OF OFFICERS:**

**CHAIRMAN**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**VICE CHAIRMAN**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**SECRETARY**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**PROFESSIONALS**

**ATTORNEY**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**ENGINEER**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**PLANNER**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**COURT REPORTER**

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**DESIGNATION OF THE OFFICIAL NEWSPAPERS**

Asbury Park Press

The Times of Trenton

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**REGULAR MONTHLY MEETING SCHEDULE**

Millstone Township Planning Board 2015 Monthly Meeting Schedule Beginning at 7:30 p.m. at the Municipal Meeting Room, 215 Millstone Road, Millstone Township, NJ.

January 10, 2018	August 8, 2018
February 14, 2018	September 12, 2018
March 14, 2018	October 10, 2018
April 11, 2018	November 14, 2018
May 9, 2018	December 12, 2018
June 13, 2018	January 9, 2019
July 11, 2018	

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**RESOLUTION:**

**P17-13 33 ASSOCIATES (RIVERSIDE CENTER)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary and Final Subdivision Approval in Resolution Memorialized 12-10-14 to create nine (9) lots. Applicant returned to the Board on 12-10-16 seeking and receiving a one (1) year extension of time through 12-10-17; Applicant returns to the Board for a second (1) year extension of time through 12-10-18. No Zone Change. The Board granted the one-year extension.

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

Roll Call:

Grbelja \_\_\_\_\_ Pado \_\_\_\_\_ Newman \_\_\_\_\_ Ziner \_\_\_\_\_ Alt2 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**P17-14 33 ASSOCIATES (RIVERSIDE CENTER)-** Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom and 4,000 s.f. administrative offices in Resolution memorialized 12-10-14. Applicant returned to the Board on 12-10-16 seeking and receiving a one (1) year extension of time through 12-10-17; Applicant returns to the Board for a second (1) year extension of time through 12-10-18. No Zone Change. The Board granted the one-year extension.

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

Roll Call:

Grbelja \_\_\_\_\_ Pado \_\_\_\_\_ Newman \_\_\_\_\_ Ziner \_\_\_\_\_ Alt2 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**P16-04 512 ROUTE 33, LLC** - Block 22, Lots 7 & 8 - Located at 512 Route 33. Property consists of 9.940 Acres in the Highway Commercial Zoning District. On 12-10-14, Applicant received Minor Subdivision approval to reconfigure two existing lots. Applicant received Preliminary and Final Site Plan approval to construct a 12,740 s.f. retail building and a 3,200 s.f. bank. Variances requested were granted. Applicant sought and received a one-year extension of time for both approvals in Resolution Memorialized 12-14-16. Applicant returns to the Board requesting for a second one-year Extension of Time. The Board granted the one-year extension.

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

Roll Call:

Grbelja \_\_\_\_\_ Pado \_\_\_\_\_ Newman \_\_\_\_\_ Ziner \_\_\_\_\_ Alt2 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**P17-10 106 TRENTON LAKEWOOD ROAD, LLC** - Block 53, Lots 4.01, 4.03, 4.04, 4.05, 4.06 & 4.07 Located in the Business Park (BP) Zone Located at Wren Drive. The applicant sought and received checklist completeness submission waivers. The Preliminary and Final Major Site Plan applications were deemed complete. Applicant sought and received Minor Subdivision approval to adjust a lot line.

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_

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

Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**NEW APPLICATIONS:**

**P17-15 33 REALTY COMMERCIAL ASSOCIATES** - Block 22, Lot 2.03 Located in the Highway Commercial (HC) Zoning District. Located at 514 State Highway 33. Site area consists of 10.05 acres. Applicant seeks Minor Site plan approval to replace existing shopping center sign and add a directional sign to the shopping center. Variances needed for size of directional sign where 8 s.f. is permitted, 15 s.f. is requested; sign location where 15 ft. frontage is permitted, 3 feet is provided. Noticing Required. Deemed Complete 12-14-17. Date of Action 4-12-18.

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**Z17-16 TS GROUP, LLC.**- Block 16, Lot 9.06 Located in the Business Park (BP) Zoning District. Located at 900 Rike Drive. Site area consists of 2.98 acres. Applicant seeks Amended Preliminary and Final Major Site Plan approval to construct a 2,250 s.f. addition to the existing building and construction of a proposed warehouse consisting of 9,600 s.f. Bulk Variance is needed for combined side yard setback where 125 ft. is required and 103.3 ft. is provided. Deemed Complete 12-14-17. Date of Action:4-21-18. Noticing is required.

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

Roll Call:

Beck \_\_\_\_\_ Grbelja \_\_\_\_\_ Dorfman \_\_\_\_\_ Masci (Mayor's Designee) \_\_\_\_\_  
Newman \_\_\_\_\_ Oxley \_\_\_\_\_ Pado \_\_\_\_\_ Pepe \_\_\_\_\_ Pinney \_\_\_\_\_  
Ziner \_\_\_\_\_ Alt1 Curtis \_\_\_\_\_ Alt2 Ferro \_\_\_\_\_

**OLD BUSINESS: Mt. Laurel Update**

**NEW BUSINESS:**

**ADJOURNMENT:**