

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA
FEBRUARY 14, 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: January 20, 2018

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Pado _____ Pepe _____ Pinney _____
Alt1 Curtis _____ Alt2 Ferro _____

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTIONS:

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 sought 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. Approval granted 1-10-18.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Pado _____ Pepe _____ Pinney _____
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 sought 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 was needed for combined side yard setback where 125 ft. is required and 103.3 ft. is provided. Approval granted 1-10-18.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Pado _____ Pepe _____ Pinney _____
Alt1 Curtis _____ Alt2 Ferro _____

NEW APPLICATIONS:

P17-11 KEY INVESTMENTS - Block 17, Lot 14.02. Located at 15 Burnt Tavern Road consisting of 1.659 ac in the Business Park (BP) Zone. Applicant seeks Preliminary and Final Major Site Plan Approval to construct a building consisting of 14,300 s.f of warehouse and 2,000 s.f. of office. Bulk variance for lot size was granted at the time of the major subdivision of the property. No variances requested. Noticing Required. Deemed Complete 11-29-17. Date of Action: 1-13-18. Extension granted through 2-14-18.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Masci (Mayor's Designee) _____

Newman _____ Oxley _____ Pado _____ Pepe _____ Pinney _____

Ziner _____ Alt1 Curtis _____ Alt2 Ferro _____

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Proposed Lot 4.02 (formerly Lots 4.01 and 4.03) Located at 2 Wren Drive consisting of 6.076 ac. in the Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 80,000 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Masci (Mayor's Designee) _____

Newman _____ Oxley _____ Pado _____ Pepe _____ Pinney _____

Ziner _____ Alt1 Curtis _____ Alt2 Ferro _____

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located in the Business Park (BP) Zone. Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 50,250 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing required.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Dorfman _____ Masci (Mayor's Designee) _____

Newman _____ Oxley _____ Pado _____ Pepe _____ Pinney _____

Ziner _____ Alt1 Curtis _____ Alt2 Ferro _____

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.06, 4.07 Located at 1 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant seeks Preliminary Major Site Plan approval to construct a 49,500 s.f., 40 ft. ht. building. No variances requested. Deemed Complete 1-10-18. Date of Action: 2-14-18. Noticing 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: