

**MILLSTONE TOWNSHIP
PLANNING BOARD
DECEMBER 9, 2020
AGENDA**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Planning Board meeting scheduled for **WEDNESDAY, DECEMBER 9, 2020 at 6:00 p.m.** is being conducted remotely using the “Zoom” format. When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN THE LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

This meeting is being held remotely as the conditions attendant to the emergency compromise the safety of board members and members of the public if the meeting were conducted in person.

Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Planning Board or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Planning Board web site home page <https://www.millstonenj.gov> or join the meeting at:

Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112>

Meeting ID: 922 593 6112

One tap mobile

+19292056099,,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use one of the following phone numbers to join the meeting.

Please be advised that, pursuant to New Jersey Administrative Code section N..A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video and audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at p-dandrea@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) business days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

All plans, maps and papers regarding this matter are on file with Planning Board and are available for public inspection on the Millstone Township Planning Board website at <http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D’Andrea at p-dandrea@millstonenj.gov during normal business hours who will be hosting the meeting.

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 _____ Curtis _____ Ziner _____
 Alt1 Pinney _____ Alt2Arpaia _____

ADOPTION OF VIRTUAL MEETING RESOLUTION:

In September of 2020 the New Jersey Legislature adopted an amendment to N.J.S.A. 52:27D-18 designated as N.J.S.A. 52:27D-18.11 expressly authorizing the conduct of public meetings remotely under certain circumstances including whenever a public health emergency, pursuant to the “Emergency Health Powers Act, or a state of emergency, or a state of local disaster emergency has been declared by the governor and is in effect;

the regulations at N.J.A.C. 5:39-1.4(h) provide that the Public body shall adopt by resolution standard procedures and requirements for public comment during the meeting and comments submitted in writing ahead of the meeting.

Motion _____ Second _____

Roll Call:

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

PUBLIC COMMENT PORTION: 15-Minute Limit

APPROVAL OF MEETING MINUTES: October 14, 2020

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Oxley _____ Pado _____ Pepe _____ Curtis _____ Ziner _____
Alt2Arpaia _____

APPROVAL OF MEETING MINTUES: November 10, 2020

Motion _____ Second _____

Roll Call:

Beck _____ Conoscenti (Mayor's Designee) _____ Newman _____
Oxley _____ Pepe _____ Curtis _____ Ziner _____ Alt2Arpaia _____

RESOLUTION:

P20-07 SOARES, JOHN – Block 41, Lot 1.08 located at Stillhouse Road consisting of 8.226 acres in the R-80 and RU-P Zoning District. Applicant sought and received relief from one of the Conditions of approval in the Memorialized Resolution dated 10-10-19.

Motion _____ Second: _____

Beck _____ Conoscenti (Mayor's Designee) _____ Newman _____
Oxley _____ Pepe _____ Curtis _____ Ziner _____ Alt2Arpaia _____

RESOLUTION:

P20-03 SCANNELL PROPERTIES #434 – Block ,18.02, Lots 3,4 & 5. Known as 801/851 Farrington Blvd. & 1 DeBaun, consisting of 12.27 acres located in the Planner Commercial Development (PCD)Zoning District. Applicant sought and received approval to consolidate the three lots into one lot, construct a 132,930 s.f. warehouse building with 132 parking spaces, 29 truck loading docks and 28 truck parking spaces. Appplicant Sought and received variances for building height where 35 feet is permitted, 37 feet is requested; building lot coverage where 20% permitted, 25% is requested; Waivers granted.

Motion _____ Second _____

Roll Call:

Beck _____ Conoscenti (Mayor's Designee) _____ Newman _____
Oxley _____ Pepe _____ Curtis _____ Ziner _____ Alt2Arpaia _____

AMENDMENT TO THE MASTER PLAN:

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the Comphrensive Farmland Preservation Plan Element of the Millstone Township Master Plan. The purpose of the public hearing is to hear comments from all interested parties regarding a proposed "Comprehensive Farmland Preservation

Plan" Master Plan document. The Board may take action to adopt the Master Plan document.

Motion _____ Second _____

Roll Call:

Beck _____ Grbelja _____ Conoscenti (Mayor's Designee) _____

Newman ___ Oxley _____ Pado _____ Pepe _____ Curtis _____ Ziner _____

Alt1 Pinney _____ Alt2 Arpaia _____

EXECUTIVE SESSION:

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: