

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

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA  
AUGUST 11, 2010**

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

Blanco\_\_\_\_ Grbelja \_\_\_\_ Pepe\_\_\_\_ Masci \_\_\_\_ Kurzman\_\_\_\_ Pado\_\_\_\_  
Pinney\_\_\_\_ Newman\_\_\_\_ Alt1Beck\_\_\_\_ Alt2 Rundella\_\_\_\_

**APPROVAL OF MINUTES:** June 9, 2010  
Motion \_\_\_\_\_ Second \_\_\_\_\_  
Roll Call:  
Grbelja \_\_\_\_ Blanco\_\_\_\_ Pepe\_\_\_\_ Alt1Beck\_\_\_\_

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

**RESOLUTION:**

**P10-08 33 ASSOCIATES (RIVERSIDE CENTER)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary Major Subdivision approval in Resolution Memorialized 1-10-07 and Final Major Subdivision Approval in Resolution Memorialized 7-11-07. Applicant sought and was granted their second one-year extension of time.

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Roll Call:  
Grbelja \_\_\_\_ Blanco\_\_\_\_ Pepe\_\_\_\_ Alt1Beck\_\_\_\_

**P10-10 IDEAL TILE -** 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. of administrative offices in Resolution memorialized 7- 11-07. Applicant sought and received a two-year extension of time to allow for the creation of the subdivision which this application is part of (Block 18, Lot 2.02).

Motion \_\_\_\_\_ Second \_\_\_\_\_  
Roll Call:  
Grbelja \_\_\_\_ Blanco\_\_\_\_ Pepe\_\_\_\_ Alt1Beck\_\_\_\_

**P10-09 MILLSTONE PROPERTY INVESTMENTS** – Block 16, Lots 11.01, 11.02 & 11.03. Located Prodelin Way and State Highway Route 33 consisting of 9.3 acres located in the HC (Highway Commercial) Zone. Applicant received Preliminary Site Plan approval in Resolution Memorialized 6-13-07 to construct a one-story 9,900 sq. ft. day care center along with a 6,000 sq. ft. one-story office and storage building. Applicant sought and received a one-year extension of time.

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

Roll Call:  
Grbelja \_\_\_\_\_ Blanco \_\_\_\_\_ Pepe \_\_\_\_\_ Alt1Beck \_\_\_\_\_

**EXTENSION OF TIME:**

**P10-11 BENTON FIBRE AND DRUM** – Block 16, Lot 9.12 – Located on Rike Drive in the Moto Industrial Park in the BP Zone. The Lot consists of 10.04 Acres of property. The applicant received Preliminary and Final Major Site Plan approval to construct an additional one-story 8,435 s.f. building for office space 6-11-08. Applicant returns for a one-year extension of time. No zone change. No noticing required.

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_  
Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1Beck \_\_\_\_\_ Alt2 Rundella \_\_\_\_\_

**WAIVER HEARING**

**MINOR SUBDIVISION (LOT LINE ADJUSTMENT):**

**P10-04 HUNEKE, ROBERT** –Block 16, Lots 6 and 6.02 – Located at 21 Huneke Way. Property located in the RU-P zone. Existing Lot 6.0 consists of 25.316 acres; Lot 6.02 consists of 10.518 acres. The applicant is seeking completeness checklist waivers in connection with their Minor subdivision (lot line adjustment) application (not yet deemed complete pending waiver hearing). No noticing required for waiver hearing.

If waivers granted, then applicant shall proceed with Minor Subdivision (lot line adjustment ) application to create new lot 6.03 consisting of 13.611 acres; and new Lot 6.04 consisting of .22.028 acres. No new lots being created. No variances requested. No noticing required.

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_  
Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1Beck \_\_\_\_\_ Alt2 Rundella \_\_\_\_\_

**REVIEW AND RECOMMEND:**

**ORD. 10-20 – ORDINANCE AMENDING CHAPTER XXXV (LAND USE) ARTICLE VI (CONDITIONAL USES), SECTION 6-3 (WIRELESS COMMUNICATION FACILITIES)**

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_  
Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1Beck \_\_\_\_\_ Alt2 Rundella \_\_\_\_\_

**REVIEW AND RECOMMEND:**

The Township Committee, in Resolution 10-128, authorizes the Planning Board to undertake a preliminary investigation and hearing to determine if Property, known as Block 20, Lot 5 consisting of 33 acres in the PCD Zone located at the intersection of New Jersey State Highway Route 33 and Millstone Township Route 13 a/k/a Bergen Mills Road, qualifies under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., as an area in need of redevelopment.

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

Roll Call:

Blanco \_\_\_\_\_ Grbelja \_\_\_\_\_ Pepe \_\_\_\_\_ Masci \_\_\_\_\_ Kurzman \_\_\_\_\_ Pado \_\_\_\_\_  
Pinney \_\_\_\_\_ Newman \_\_\_\_\_ Alt1Beck \_\_\_\_\_ Alt2 Rundella \_\_\_\_\_

**NEW BUSINESS:** MCPB 57<sup>TH</sup> Annual Dinner September 29, 2010

**OLD BUSINESS:**

**ADJOURNMENT:**