

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

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA UPATE
JUNE 9, 2010**

APPROVAL OF MINUTES: May 12, 2010

RESOLUTIONS:

P10-05 FIRST CHOICE – Block 16, Lot 9.10. Located on Rike Drive. 3.26 acres in the BP Zone. Applicant Received Preliminary and Final Major Site plan approval to construct a 20,843 s.f. building consisting of 8,000 s.f. office space and 12,483 s.f. warehouse. Resolution Memorialized 4-6-06. First Extension of Time granted to 4-6-09. Second Extension granted through 4-6-10. Applicant granted third and final one-year Extension of Time. No zone change. No noticing required.

P10-07 MILLSTONE CENTER ASSOCIATES– Block 58, Lot 4.06. Located on Route 526 in the NC Zone consisting of 9.537 acres. Applicant received Preliminary and Final subdivision approval in June 2005. The applicant returned to the Board to amend their prior to subdivide the parcel into six lots; five for commercial purposes and one lot for private roadway. The approval was memorialized 3-12-08. Applicant granted a one-year extension of time. The zone has not changed. No noticing required.

NEW APPLCIATIONS:

EXTENSION OF TIME:

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. In Resolution memorialized on 6-8-09 applicant sought and was granted a one-year extension of time to 6-8-10. No Zone change. No noticing required. Extension granted.

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 returns to the Board for 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). No Zone change. No noticing required. Two year extension granted.

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

REVIEW AND RECOMMEND:

ORDINANCE NO. 10-18

AN ORDINANCE AMENDING CHAPTER XXXV (LAND USE), ARTICLE III (ADMINISTRATION AND PROCEDURES), SECTION 3-1 (PLANNING BOARD), ARTICLE IV (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 4-1 (GENERAL REGULATIONS) AND CREATING ARTICLE 17 (RIPARIAN ZONE ORDINANCE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

Board found ordinance to be consistent but recommended revision to section 17-1.5d, to include language that public trail access and agricultural activities shall not be compromised by this ordinance.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: