

**MILLSTONE TOWNSHIP
PLANNING BOARD
AGENDA UPDATE
OCTOBER 12, 2011**

Approval of Minutes: August 10, 2011

Resolutions:

P11-08 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 on 6-11-08. Applicant sought and received a one-year extension of time which ran on 7-8-11. Applicant sought and received a second one-year extension of time to perfect the site plan. No zone change. Extension granted 8-10-11.

P11-07 Laone/Wells – Block 23, Lots 13.01 and 13.02 - Property known as Lot 13.01 is located at 27 Conover Road and consists of 22 Acres in the RU-P Zone District. Lot 13.27 is located as 25 Conover Road and consists of 3 acres in the R-130 Zone District. Applicants sought and received Minor Subdivision approval (lot line adjustment) that would not create any new lots. The lot line adjustment is for purposes of creating access to Lot 13.01 without the necessity of an access easement which presently exists. Variances were needed for this subdivision for frontage on Lot 13.01 where 260 ft is required and 240.75 ft is provided and on Lot 13.27 where 130,000 ft minimum lot area is required , 122,994 ft is provided in the R-130 Zone and 7,617 s.f. in the RU-P Zone. Application granted. 8-10-11.

**Review and Recommend:
Ordinance No. 11-18**

**An Ordinance Amending and Supplementing Chapter XXXV
"Land Use and Development Regulations of the Revised General Ordinances of the Township of Millstone County of Monmouth, State of New Jersey by Amending Section 4-9.3, "Height Restrictions", by adding a new section 4-9.11, "Building Restrictions", and by amending Section 4-9.8, "Solar Collectors", in Article 4, "Regulations Applicable to all zoning Districts", and Sections 5-13.1, "Permitted Principal Uses" In the "BP" Business Park Zone, in Article 5, "Zoning District Regulations", In Order to Provide Regulations For Wind, Solar & Photovoltaic Energy Facilities" within Millstone Township**

The Board, having reviewed the Ordinance, and upon discussion, made a Recommendation to the Township Committee that the Ordinance is consistent with the Master Plan.

New Business: Michael Steib, Esq. Memorandum Re: E-Mail Communications
Mr. Coppola update as to the status of Affordable Housing in NJ