

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
AGENDA UPDATE  
DECEMBER 10, 2014**

**Approval of Minutes:** November 12, 2014

**Resolutions:**

**P14-12 - 33 Associates (Riverside Center)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. On November 12, 2014, Applicant received Preliminary and Final Major Subdivision approval to create a nine (9) lot subdivision. Resolution Memorialized.

**P14-13- 33 33 Associates (Riverside Center)-** Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. On November 12, 2014, Applicant received Preliminary and Final Major Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom and 4,000 s.f. administrative offices. Resolution Memorialized.

**P14-14 512 ROUTE 33, LLC** - Block 22, Lots 7 & 8 - Located at 512 Route 33. Property consists of 9.940 Acres in the Highway Commercial Zoning District. On November 12, 2014, Applicant received Minor Subdivision approval to reconfigure two existing lots; Preliminary and Final Major Site Plan approval to construct a 12,740 s.f. retail building and Preliminary Major Site Plan approval to construct a 3,200 s.f. bank. Resolution Memorialized.

**Extension of Time:**

**P14-11 Perl Acres South** – Block 55, Lot 2, - Located on Route 526. Previously Zoned R-130 consisting of 158.2 acres. Applicant received Preliminary Major Subdivision approval for a 43-residential lot subdivision and 2 lots for Township dedication received 6-25-03. Final Approval granted and Resolution Memorialized 4-11-07. Applicant requested and received extensions of time, pursuant to 40:55D-70, through 7-12-14. Applicant returns for additional extension of time. Zone is presently RU-P. Carried from 8-13-14; 9-10-14; 11-12-14; 12-10-14. Carried to 1-14-15. No additional noticing required.

**New Application:**

**P14-15 Millstone Commons East (Bridar East)** – Block 17, Lot 8.05. Located on Route 33 consisting of 3.00 acres in the HC zone. On 11-23-09, Applicant received Preliminary Major Site Plan approval to construct two (2) one-story retail/office buildings; the main building consisting of 13,200 s.f. and the second building consisting of 2,400 s.f. Extensions of Time granted through 11-13-14. Applicant returns for Final Major Site Plan Approval. No zone change. No noticing required. Approval granted.

**Informal Review:**

**P14-16 Pengue** - Block 58, Lot 4.06. Located on Trenton-Lakewood Road consisting of 9.53 acres in the Neighborhood Commercial (NC) zone. Applicant proposes to subdivide the parcel into three (3) residential lots and one (1) commercial lot. No noticing required. Board reviewed and made recommendations.