

**MILLSTONE TOWNSHIP
PLANNING BOARD
AMENDED AGENDA UPDATE
DECEMBER 11, 2019**

APPROVAL OF MEETING MINUTES: November 13, 2019

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTION:

P19-10 TOWNSHIP OF MILLSTONE - Block 35, Lot 15, located at 471 Stage Coach Road, consisting of 2.53 acres in the "Neighborhood Commercial" (NC) Zone. Applicant sought and received Preliminary and Final Major Site Plan Approval to construct ten (10) one-bedroom, single-story, 591.6 s.f. units for purposes of providing age-restricted apartment units for rent as defined and regulated by the Township's Housing Element and Fair Share Housing Plan and consistent with Ordinance 15-18. Building No.1 will consist of three (3) units and a mechanical room. Building No. 2 will consist of seven (7) units, along with a community laundry room. Eighteen (18) parking spaces are required and 18 will be provided. Applicant sought and received variance relief from minimum building set back where 75 ft. required, 40.37 ft. provided. The "Allen House II", would provide affordable housing credits against Millstone Township's mandated affordable housing obligation. The existing structures on the property are to be demolished/removed to allow for the new construction of the two residential buildings and residential parking. This will be a sister site to the existing Allen House age-restricted housing unit located next door at 477 Stage Coach Road. Application approved 11-13-19.

Resolution Memorialized.

P18-03 BLACK BEAR DAY CAMP - Block 35, Lots 17, 17.01, 19, 19.01, 19.02, 19.04, 20 & 20.04. Located in the RC Zoning district. The applicant reached out to the Township Committee to Request a Modification of Certain Terms and Conditions of the Millstone Township Land Use and Development Regulations Chapter XXXV for Black Bear Day Camp regarding a rezoning. The Township Committee, at their March 6, 2019 Meeting, considered the request and referred the matter to the Planning Board for their review and comment. The Board considered the applicants requests. Carried from 8-14-19, 9-11-19 and 11-13-19 Meetings. Board reviewing and commenting on Township Planner draft memorandum.

The Board recommended that the draft letter containing their recommendations should be finalized and sent to the Township Committee.

CARRIED APPLICATION:

P19-05 PATEL, YOMESH - Block 24, Lot 6 known as 455 Route 33 consisting of 1.28 acres in the Highway Commercial (HC) Zone. Applicant seeks approval to construct a 8,820 s.f. retail building. Variances requested for lot area, 3 ac. required, 1.28 ac. exists; lot width and frontage, 250 ft. required, 187.95 exists; lot depth 450 ft. required, 237.52 exists; front yard setback 100 ft. required, 77 ft. proposed, setback both sides 100 ft. required, 70 ft. proposed, parking 55 stalls required, 44 proposed, 1 loading stall need, 0 proposed. Board Attorney announced Applicant's notice deficient for Manalapan and must re-notice for Manalapan properties only. Noticing sufficient otherwise. Deemed Complete 7-8-19. Date of Action 11-5-19. Extension of time granted to 11-20-19. Heard in part and Carried to 1-8-20. Extension granted through 2-28-20.

OLD BUSINESS: Mt. Laurel Update