

**MILLSTONE TOWNSHIP
PLANNING BOARD
DECEMBER 8, 2021
AGENDA**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Planning Board meeting scheduled for **WEDNESDAY, DECEMBER 8, 2021 at 7:30 p.m.** is being conducted remotely using the “Zoom” format. When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN THE LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

This meeting is being held remotely as the conditions attendant to the emergency compromise the safety of board members and members of the public if the meeting were conducted in person.

Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Planning Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Planning Board or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Planning Board web site home page

<https://www.millstonenj.gov> or join the meeting at:

Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112>

Meeting ID: 922 593 6112

One tap mobile

+19292056099,9225936112# US (New York)

+13017158592,,9225936112# US (Germantown)

Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 312 626 6799 US (Chicago)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Find your local number: <https://us02web.zoom.us/j/9225936112>

Attending via Telephone

If attending via telephone only, you will be able to hear the Planning Board while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Please be advised that, pursuant to New Jersey Administrative Code section N.J.A.C. 5:39-1.4(d) and N.J.A.C. 5:39-1.7(c) all individuals giving sworn testimony must appear by both video and audio.

Pursuant to N.J.A.C.5:39-1.4(f) members of the public may submit comments to the Board secretary by electronic mail at m-peerboom@millstonenj.gov or in written letter form at 470 Stage Coach Road, Millstone Township, N.J. 08510 at least two (2) business days prior to the meeting date. Comments timely submitted shall be read aloud at the meeting audible to all meeting participants and the public, subject to the same time limits as are placed on public comments.

All plans, maps and papers regarding this matter are on file with Planning Board and are available for public inspection on the Millstone Township Planning Board website at

<http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary m-peerboom@millstonenj.gov during normal business hours who will be hosting the meeting.

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

Beck _____ Butch (Mayors Designee) _____ Dorfman _____ Grbelja _____
 Curtis _____ Newman _____ Oxley _____ Pado _____ Pepe _____ Ziner _____
 Alt1 _____ Alt2Youngs _____

APPROVAL OF MEETING MINUTES: OCTOBER 13, 2021

Motion _____ Second _____

Roll Call:

Beck _____ Butch _____ Curtis _____ Grbelja _____ Newman _____ Pado _____ Oxley _____
 Youngs _____

APPROVAL OF MEETING MINUTES: NOVEMBER 10, 2021

Motion _____ Second _____

Roll Call:

Beck _____ Butch _____ Curtis _____ Grbelja _____ Newman _____ Ziner _____ Youngs _____

PUBLIC COMMENT PORTION: 15-Minute Limit

RESOLUTION:

P21-09 VJS HOLDINGS, LLC.- Block 16, Lot 9.10, Located at 1700 Rike Drove consisting of 3.26 acres in the Business Park (BP) Zone. Applicant is seeking approval to construct a 19,075 square foot warehouse building with 3,000 square feet of office space totaling 22,075 square feet. This application was approved with conditions.

Motion _____ Second _____

Roll Call:

Beck _____ Butch _____ Curtis _____ Grbelja _____ Newman _____ Ziner _____ Youngs _____

NEW APPLICATION:

OLD BUSINESS:

P21-01 MILLSTONE PLAZA, LLC.- Block 24, Lot 4. Located at 457 Route 33. Applicant is seeking approval to construct a new one-story, 4,100 square foot retail building. Existing non-conforming conditions exist on the property, lot area is 1.225 acres where a minimum of 3 acres is required, lot width is 129.60 feet where a minimum lot width of 250 feet is required, lot frontage is 129.60 feet where a minimum lot frontage of 250 feet is required, lot depth is 412.63 feet where the minimum lot depth required is 450 feet. Bulk variance relief is being sought for the side yard setback where a minimum of 40 feet is required and 24.80 feet is proposed, a minimum combined side yard setback of 100 feet is required where a proposed combined side yard setback of 75.40 feet is proposed, a minimum front yard setback of 20 feet is required for parking spaces and 10 feet is proposed; an off street 12x45 loading area is required where a loading area is not proposed.

NEW BUSINESS:

ADJOURNMENT: