



MILLSTONE TOWNSHIP PLANNING BOARD

MINUTES

April 10, 2024

Virtual Meeting conducted remotely using Zoom Conferencing Platform

The Millstone Township Planning Board regular meeting was called to order by Chairman Newman on Wednesday, March 13, 2024 7:30 p.m. and held virtually using the “Zoom” Conferencing Platform. Notice of this meeting was provided in accordance with the Open Public Meetings Law.

Ms. Sims read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros, Ms. Sinha and Mr. Parrino

Absent: Mr. Kotby, Mr. Pepe and 1 vacant seat (Alt. II).

Attending: Michael Steib, Esq., Board Attorney; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, AICP, PP, Board Planner; Danielle B. Sims, Board Secretary.

Secretary Sims confirmed the Board has a quorum.

PUBLIC COMMENTS:

Chairman Newman opened the meeting up to members of the public for comments on matters not before the Board, noting they can use their “raise hand” feature or open their microphone.

With no members of the public coming forward, Chairman Newman closed the public comments session.

MINUTES:

Minutes from March 13, 2024

Chairman Newman asked the Board if they had any comments on the minutes that were prepared. With no comments from the Board, Mr. Pado made a motion to adopt the Minutes from the March 13, 2024 Planning Board Meeting, which was seconded by Mr. Lambros. The Minutes were adopted on a roll call vote: Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros and Ms. Sinha.

RESOLUTION(S):

APPROVAL OF REQUEST TO RECONSIDER AND REOPEN THE APPLICATION

Hexa Builders, LLC

Block 9, Lot 7 – 711 Perrineville Road

Final Major Site Plan Application # P21-05

Chairman Newman made a motion to memorialize the resolution of approval to reconsider the application and reopen the application; which was seconded by C/M Ziner. Attorney Steib reviewed with the Board the reason for the request for reconsideration. On a roll call vote, this resolution was adopted with the following in favor: Chairman Newman, Vice-Chairman Pado, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros and Ms. Sinha; Approved, 7-0.



BOARD DISCUSSION & RESOLUTION:

Consistency Report – Ordinance No 24-05

Ordinance amending Chapter 5 (Fees), Deleting Chapter 16 (Trailers and Mobile Homes) and Amends Chapter 35 (Land Use Development) by Amending Standards for RV/Watercraft Storage, Trailer Storage, Outside Storage and Mobile Home Provisions.

Planner Mertz reviewed the proposed Ordinance and the consistency with the Master Plan. Planner Mertz stated that she has been working with the Township's personnel to come up with the updated definitions and standards. She stated they would be updating the original Chapter 16 ordinance from the 1970's and incorporated into Chapter 35, Land Use Development. There was no consideration with modern RV's when the ordinance was created. The proposal would allow homeowners to keep their recreational vehicles (RV's) on their properties as an accessory on residential properties. The proposal also addresses other outdoor storage including watercraft, temporary storage pods, temporary display, etc. Standards for these types of uses were never addressed in the ordinance and they will now set forth the standards. This would also address the outdoor storage of commercial trucks, determining long term storage of such vehicles would be anything over 24 hours. Chairman Newman brought up that there are several sites on State Highway 33 that have some of these items for sale. Planner Mertz clarified that the outdoor display for sale would be considered as part of an applicant's approvals from the Board.

Planner Mertz provided a summary for the Board, noting she finds the proposed ordinance consistent with the Master Plan.

Vice Chairman Pado was dropped from the Zoom and was not able to vote. All other members remained on the Zoom, as verified by Board Secretary Sims.

Chairman Newman made a motion, finding that the proposed ordinance amendment is consistent with the Township's Master Plan and to memorialize the corresponding resolution; which was seconded by C/M Ziner. On a roll call vote, this resolution was adopted with the following in favor: Chairman Newman, C/M Ziner, C/W Zabrosky, Mr. Beck, Mr. Lambros, Ms. Sinha and Mr. Parrino.

APPLICATION(S) BEFORE THE BOARD:

None.

NEW/OLD BUSINESS:

None.

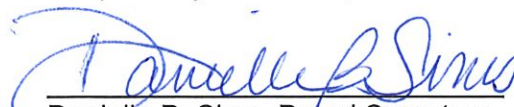
BOARD DISCUSSION/CORRESPONDENCE:

The Board accepted receipt of Annual Report of the Zoning Board of Adjustment. Chairman Newman noted that it is a statutory requirement to be submitted to the Planning Board and that no action is needed. The Board had no comments on the Annual Report.

ADJOURNMENT:

With no further business and with all in favor, Chairman Newman closed the meeting.

Respectfully submitted,


Daniëlle B. Sims, Board Secretary