

MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
DECEMBER 14, 2011

At 7:30 p.m., Chairman Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

Roll Call: Present: Blanco, Masci, Beck, Pinney, Ziner, Kocur and Newman. Absent: Pepe, Pado, Kurzman and Grbelja

Approval of Minutes October 10, 2011

Ms. Pinney made a Motion to approve the minutes and Mr. Beck offered a Second. Roll Call Vote: Pinney, Beck, Ziner and Newman voted yes to approve.

Public Comment Portion:

Chairman Newman opened the public portion as 7:37 p.m. Seeing no public comment, he closed the meeting at 7:37 p.m.

EXTENSION OF TIME:

P11-09 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 Resolution Memorialized 4-11-07. First One-Year Extension of Time granted through 4-11-10. Second One-Year Extension of Time to perfect the Subdivision granted through 4-10-11. Third One-Year Extension of Time granted on 2-9-11 and runs through 4-10-12. Zone presently RU-P. Applicant seeks an additional Extension of Time pursuant to N.J.S.A. 40:55D-52b. Noticing required.

Attorney Steib announced that he had reviewed the noticing packet and found same to be in order to accept jurisdiction over this application.

Kenneth Pape, Esq. representing the applicant.

Mr. Pape offered a brief background of the application. He explained that the applicant is pursuing preservation of the property through the NJDEP Green Acres program and earlier this week, they had met with a representative of Green Acres, along with Mrs. Butch, the Open Space and Farmland Preservation Chairperson, to discuss that avenue. Mrs. Butch informed the applicant that a very real and viable source for the funds may be available.

Mr. Pape explained that this extension request can be considered by the Board because it meets at least two of the three criteria of N.J.S.A. 40:55D-52b; property is over 150 acres and current economic crisis that were are in.

The applicant just needs to post his bonds and file the final maps in order to perfect the subdivision.

Chairman Newman Opened the application to the public.

Attorney Steib swore in Pat Butch, 40 Prodelin Way of Millstone Township. Mrs. Butch is Chairperson of the Township's Open Space and Farmland Preservation Commission. She announced to the Board that Perl Acres North project would be closing on 12/21/11.

She advised that Renee Jones of Green Acres shared that they have money for acquisition. She explained that NJDEP Green Acres is interested in purchasing the property fee simple. When the Perlman's give her the okay to move forward, Green Acres will proceed with ordering appraisals on the property. There was discussion that the Perl Acres North project was delayed because both Green Acres and the State Agriculture Development Committee were involved in the project. Mrs. Butch advised that this property would be a Green Acres acquisition only. Mr. Pape feels that this could close in December 2012.

Mrs. Butch advised that the Township would like to see the parcel preserved and now we have the funding available.

Seeing no further public comment, Chairman Newman closed the public portion of the application.

The Board considered and discussed the applicant's request. Mr. Blanco made a Motion to grant the additional one-year extension of time to April of 2013 and Mr. Ziner offered a Second. Roll call Vote: Blanco, Ziner, Masci, Pinney, Beck, Kocur and Newman voted yes to the extension request.

P11-10 ST. JOSEPH'S CHURCH – Block 41, Lot 1. Property located on Sweetman's Lane and Stillhouse Road, consisting of 30.38 acres located in the RU-P zone. Applicant received Preliminary and Final Major Subdivision approval on 1-14-09 to create a 3 lot subdivision. Applicant sought and received first one-year extension of time which runs on 1-14-11. Applicant seeks a second one-year extension of time in order to perfect the subdivision. No noticing is required.

Mr. Kocur stepped down for the application due to a conflict and left the building.

Kenneth Pape, Esq. representing the applicant.

Mr. Pape offered a brief background of the application. The Halka Family had donated the land for the Parish to build its recreational facility. He explained the current status of the project. The applicant is moving forward securing outside approvals and the like. Due to the difficult economic times, Mr. Pape advised that Father Lang was unable to attend this hearing due to the nature of the season leaves him very busy. Father Lang feels it is not appropriate to press the parish with the funding needed in order to proceed with the project. Father Lang feels that by the end of 2012 they will be able to proceed.

Mr. Pape offered that they are working on the last No Further Action Letter with the NJDEP.

Although not required, at 7:45 p.m., Chairman Newman opened the extension request to the public. Seeing No public comment, he closed that at 7:45 p.m.

The Board having considered the application request entertained a Motion to grant the additional one-year extension of time made by Mr. Blanco and a Second was offered by Ms. Pinney. Roll Call Vote: Blanco, Pinney, Masci, Beck, Ziner and Newman voted yes to the extension request.

Seeing no further business, Mr. Blanco made a Motion to Adjourn and Ms. Pinney offered a Second and by unanimous vote, the meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Pamela D'Andrea