

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
FEBRUARY 8, 2012**

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

The Secretary read the Adequate Notice.

Salute to the Flag.

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

The Board has a quorum this evening.

Attorney Doug Frieberger is sitting in for Board Attorney Steib this evening.

Meeting Minutes: The Board members have reviewed the January 11, 2012 meeting minutes. Mr. Kurzman made a Motion to approve and Mr. Pado offered a Second. Roll Call Vote: Kurzman, Pado, Beck, Kocur and Newman voted yes to approve.

Public Comment Portion: Chairman Newman opened the public comment portion of the meeting at 7:35 p.m. Seeing no public comment, Chairman closed that portion at 7:35 p.m.

SOIL REMOVAL APPLICATION:

P12-01 106 TRENTON LAKEWOOD ROAD LLC - Block 53, Lots. 4.01 - 4.08. Located at 106 Trenton Lakewood Road in Millstone Township consisting of 28.7 acres in the BP Zone. Applicant received Final Subdivision approval in Application P07-03. Applicant seeks a soil removal permit associated with the Final subdivision approval. Noticing required.

Attorney Peter Klouser representing the applicant this evening. He explained that pursuant to the Township's Ordinance, the applicant is before the Board for a permit to remove soil for the purposes of construction the detention basin on the property that was part of an approved subdivision.

The applicant has reviewed the comments of the Board Engineer, Matt Shafai and stated that hi report is acceptable to the applicant and he will comply with the comments made therein. The soil is going to be removed by EME.

Attorney Frieberger advised that the applicant has provided proper noticing for this application and he read the following exhibits into evidence:

Mr. Freiburger read the evidence into the record.

Chairman Newman asked Engineer Shafai to provide a brief overview of the application. Engineer Shafai advised that the Planning Board approved the subdivision seven years ago. He stated that the applicant is working with the approved plans. The applicant has a company, EME who will be removing the soil. One road is to be used. The applicant will post a performance guarantee bond in case the road is damaged during the course of the soil removal. Engineer Shafai explains that there is a formula to calculate the bonding needed.

Attorney Frieberger swore in Keith Prince of New Egypt, New Jersey. Mr. Keith is an employee of EME. He provided his background including that he has been in the trucking and soil supply field for 29 years. Mr. Prince explained that it would take 1300 trips to remove the soil. The length of time to complete the task depends upon the weather. He explained they will not haul soil after bad weather. They sweep to clean the roads clean. EME would haul 50 loads per day. The hours of operation would be in compliance with the Township's Ordinance so the Towns has control over this aspect. By way of comparison, Mr. Prince advised that their pit in New Egypt hauls 250 truckloads per day. He stated that this is a smaller job and they can take their time

Mr. Prince advised that no truck can leave their property overweight and he explained. They soil is going to their Plumstead pit. Mr. Kurzman is concerned about cleanliness especially if you are the vehicle behind the truck. Mr. Prince advised that EME owns two sweepers and if necessary, one will stay on site. He advised that EME runs a clean operation.

Engineer Shafai advised that we will be checking on them to make sure they are running the operation properly.

Mr. Prince explained that when they begin the process of removing the soil, they have a load of stone called tracking stone placed at the entrance of the property. Freehold Soil has this as a requirement. Mr. Prince advised they don't want to haul on a rainy day. They can pick and choose the dates. They are currently working with Campo Mine with almost no incident. They were removing 100 plus loads per day from Campo Mines. There were a few occasions where they had to send a sweeper to the Campo Mine. Mr. Prince explained where the tracking pad would be located on the property. Mr. Prince went through the route with the Board. The Applicant went over the hours of operation. The time to enter the property should be no earlier than. They limit the operation to 5 days/week, Monday through Friday. Engineer Shafai advised that the Ordinance will not allow them to haul on the weekend.

Chairman Newman opens matter to the public at 7:55 p.m. Seeing no public comment on the application, the Chairman closed the public portion at 7:55 p.m.

Mr. Shafai advised that they have to comply with the extensive conditions of the Ordinance.

The Motion is conditioned on The Engineer's Report and conditioned upon the compliance with the Ordinance and Freehold Soil Conservation. The Board stated that the applicant should make every effort to assure that the tracking pad is refreshed inspected the pad daily to make sure that this is done. They asked that the truck drivers should inspect their vehicles so that dirt is not tracked to the roads. Trucks are not to arrive to the site any earlier than 7:15 a.m. This would require that start time is travelling through the town as opposed to arriving to the site.

Mr. Blanco made a Motion to approve as conditioned and Mr. Kurzman offered a Second. Roll Call Vote: Blanco, Kurzman, Beck, Pado, Kocur and Newman and voted yes to approve the application.

REVIEW AND RECOMMEND:

ORDINANCE NO. 12-02

AN ORDINANCE AMENDING CHAPTER II (ADMINISTRATION), BY ADDING A NEW ARTICLE VIII, SECTION 2-70 (FAITHFUL ADHERENCE TO OATH OF OFFICE), CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), SECTION 3-1 (PLANNING BOARD), SECTION 3-2 (ZONING BOARD OF ADJUSTMENT), SECTION 3-6 (ZONING OFFICER) AND 9-2 (DEVELOPMENT APPLICATION REQUIREMENTS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Chairman Newman advised that both Board Attorney Steib and Planner Coppola wrote reports on this Ordinance and provided them . Chairman Newman provided a synopsis. He read from a portion of Mr. Coppola's summary. Mr. Coppola is guiding the Board that this Ordinance is consistent with the Master Plan and Mr. Steib concurs.

Mr. Kocur made a Motion finding the Ordinance consistent with the Master Plan and Mr. Kurzman offered a Second. Roll Call Vote: Kocur, Kurzman, Blanco, Beck, Pado and Newman voted yes finding the Ordinance consistent with the Township's Master Plan. This Ordinance would change the number of members of the Historic Preservation Commission from 9 regular members and two alternates to 7 members and two alternates.

ORDINANCE NO. 12-04

ORDINANCE AMENDING CHAPTER XXXV (LAND USE), ARTICLE XIV, (HISTORIC PRESERVATION COMMISSION), SECTION 14-1 (HISTORIC PRESERVATION

COMMISSION; MEMBERSHIP) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

The Board having reviewed the Amendment to the Ordinance and discussing same, Mr. Pado made the Motion finding the Ordinance consistent with the Master Plan and Mr. Beck offered a Second: Roll Call Vote: Pado, Beck, Blanco, Kocur, Kurzman and Newman voted yes in finding the Ordinance consistent with the Master Plan.

New Business: The Board will be updating elements to the Master Plan. They will form a non-quorum subcommittee to perform the leg work.

Seeing no further business, Chairman Newman asked for a Motion to adjourn. Mr. Blanco made a Motion to adjourn and Mr. Kurzman offered a Second and by unanimous vote, the meeting adjourned.

Respectfully submitted,

Pamela D'Andrea