

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
MAY 9, 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: Beck, Kurzman, Pinney, Grbelja, Ziner, Pepe, Pado, Kocur, Blanco and Newman. Absent: Masci

Meeting Minutes: The Board members have reviewed the April 11, 2012 meeting minutes. Mr. Kurzman made a Motion to approve and Ms. Pinney offered a Second. Roll Call Vote: Kurzman, Pinney, Pado , Beck 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.

RESOLUTION:

P12-04 LAONE/WELLS – Block 23, Lots 13.01 and 13.02 - Property known as Lot 13.01 is located at 27 Conover Road and consists of 22 Acres in the RU-P Zone District. Lot 13.27 is located as 25 Conover Road and consists of 3 acres in the R-130 Zone District. Applicants were granted a Minor Subdivision approval (lot line adjustment) that would not create any new lots. The lot line adjustment was for purposes of creating access to Lot 13.01 without the necessity of an access easement which presently exists. Variances were granted for this subdivision for frontage on Lot 13.01 where 260 ft is needed, 240.75 ft is provided and on Lot 13.27 where 130,000 ft minimum lot area is needed, 122,994 ft is provided in the R-130 Zone and 7,617 s.f. in the RU-P Zone. Approval received on October 12, 2011. Applicants returned to the Board for an Extension of time to perfect the Minor Subdivision.

Mr. Ziner made a Motion to memorialize the Resolution and Mr. Kurzman offered a Second. Roll Call Vote: Ziner, Kurzman Grbelja, Pinney, Beck and Newman vote yes to memorialize.

EXTENSION OF TIME:

P12-02 33 ASSOCIATES (RIVERSIDE CENTER) – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary Major Subdivision approval in Resolution Memorialized 1-10-07 and Final Major Subdivision

Approval in Resolution Memorialized 7-11-07. In Resolution memorialized on 6-8-09 applicant sought and was granted a one-year extension of time to 6-8-10. On 8-10-11, applicant sought and received their second one-year extension of time concluding on 7-11-11, applicant sought and received third one-year extension of time through 7-13-12. Applicant seeks additional extension of time pursuant to N.J.S.A. 40:55D-52b. No Zone change. Noticing required.

Board Attorney Michael Steib had reviewed the noticing packet and finds same in order for this application.

Attorney William Mehr representing the applicant. Mr. Mehr provided a brief history of the applications and he explained the changes in the NJDEP regulations that have impacted this application. He read his letter dated March 7, 2012 addressed to the Planning Board which detailed the unresolved issues that lead to the fourth request for an extension of time. The NJDEP did away with the septic category that would allow 2,000 gallons per day on subdivided lots. He explained that legislation has been passed that in part allows for site specific amendments to the water quality management plan that would positively affect this project. None of this would be accomplished by the time the third extension of time will run. In light of the above, he respectfully requested a fourth extension of time.

There has been no zone change to this property.

Mr. Blanco made a Motion to grant the additional one year extension of time and Ms. Pinney offered a Second. Roll Call Vote: Blanco, Pinney, Kurzman, Grbelja, Pepe, Pado, Beck, Ziner and Newman voted yes to granting the one-year extension of time.

EXTENSION OF TIME:

P12-03 IDEAL TILE - Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500 s.f. warehouse/storage area, a 4,000 s.f. showroom and 4,000 s.f. of administrative offices in Resolution memorialized 7- 11-07. On 8-11-10 Applicant received a two-year extension of time to allow for the creation of the subdivision which this application is part of (Block 18, Lot 2.02) which ends on 7-11-11, applicant sought and received third one-year extension of time through 7-13-12. Applicant seeks additional extension of time pursuant to N.J.S.A. 40:55D-52b. No Zone change. Noticing required.

Attorney William Mehr reiterated the above for the application since they are part and parcel in the same dilemma.

No Zone change has taken place that would impact this application.

Mr. Kurzman made a Motion to grant the additional one year extension of time and Mr. Pado offered a Second. Roll Call Vote: Kurzman, Pado, Grbelja, Blanco, Pepe, Beck, Pinney, Ziner and Newman voted yes to granting the extension of time request.

CAPITAL IMPROVEMENT:

P12-05 – MILLSTONE TOWNSHIP SCHOOL DISTRICT – Block 25, Lot 1.08 Located off of Baird Road at 5 Dawson Court consisting of 56.30 acres in the RU-P zone.

Applicant returns to the Board to present an amended sign plan proposal for installation at the Middle School.

The project before the Board is a Section 31 capital improvement for the Township of Millstone and the applicant, the Board of Education, who is appearing before the Planning Board as a courtesy.

Mr. Bernard Biesiada, the School Administrator and Secretary to the Board of Education, provided a brief overview of the application. The Board of Education had been before Planning Board presenting the proposed sign to the Middle School in 2011. They had taken some suggestions that the Board had and incorporated them into the design that they have before the Board this evening.

Dan Guzzi who has prepared the sign explained the revisions including moving the sign closer to the school entrance (36 ft off the drive) and 33 feet from the edge of the paving. The sign has been reduced in height from 13 feet height to 8 foot 9 inches and is enclosed in a brick, monument style enclosure.

Mr. Biesiada explained that they the State Department of Education has reviewed and approved the sign design that is before the Board this evening.

Board Engineer Richard Coppola advised the sign meets the sign ordinance except for the illumination. He feels that the revised sign is a better plan. Attorney Michael Steib had prepared a narrative comparison of the project since the last meeting. It is a better looking sign and is set back further from the roadway and out of any site triangle easements which was a safety concerns. The background is black with either red or amber lettering. Mr. Guzzi advised that the sign has the capability of scrolling the lines.

Mr. Coppola asked about the lighting. Mr. Guzzi advised that it will be internal and that the sign is stationary. Mr. Coppola feels it is a marked improvement. He feels there is

uniqueness in that it is the Board of Education and not a business requesting the signage. It meets the sign ordinance except for the illumination which are typical signs for Boards of Ed.

The sign would be on from 6:00 a.m. and off at 10:00 p.m. School Superintendant Scott Feder explained that the sign would be on a programmable timer. The purpose of the sign is to provide information during to the public during those hours. The sign does not generate resident-disturbing noise.

Mr. Coppola reported that the sign fits the sign ordinance except for the illumination. Landscaping was discussed as it pertains to dissuading the deer.

The Planning Board thanked the Board of Education for presenting the project to them. By Motion of Mayor Grbelja and a Second offered by Mr. Beck and by unanimous vote, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Pamela D'Andrea