

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
AUGUST 9, 2017**

At 7:30p.m., Attorney Michael Steib called the Meeting to Order. Both Chairman Newman and Vice-Chairman Pepe, are absent this evening. Class IV member, Robert Beck, will act as the Chairman.

The Secretary read the Adequate Notice.

Salute to the Flag.

ROLL CALL: Present: Beck, Grbelja, Kuczinski, Pinney and Ferro.

Absent: Curtis, Newman, Pepe, Pado, Oxley, Kuczinski and Ziner.

APPROVAL OF MEETING MINUTES: July 14, 2017.

The Board having reviewed the meeting minutes, Committeewoman Grbelja made a Motion to approve the meeting minutes and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck and Ferro voted yes to approve the meeting minutes.

PUBLIC COMMENT PORTION: At 7:35 p.m., the meeting opened to anyone in the audience who may have a comment. Seeing no public comment, that portion of the meeting closed at 7:35 p.m.

INFORMAL APPLICATION:

P17-09 XXXIII ASSOCIATES/RIVER CENTER, LLC. - Block 18, Proposed Lot 2.03 located on Old Route 33 and Farrington Blvd. Lot consists of 14.93 Acres located in the PCD Zone. Applicant is before the Board with an Informal Application seeking guidance in the amendment of an approved site plan for the proposed lot. 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. administrative offices in Resolution memorialized 12-10-14 and further requested and was granted an extension of time through 12-14-17. No Zone Change. No noticing required.

Mr. William Mehr representing the applicant

Mr. Mehr advised that the applicant had previously received approval for the showroom including all of the items that are included in Resolution. Mr. Mehr stated that their research revealed that there is no demand of a single tenant building. He explained that their wastewater management plan was prepared to scale down the plan.

He explained that decreasing the parking space area and increase the loading spaces. Mr. Mehr had approached Board Engineer Shafai who advised him, after conferring with Board Attorney Steib, that it should be presented to the Board.

Mr. Mehr advised that the applicant has a large track of land in Monroe as well as and in Millstone Township. They began the process in 2003. Since then, they have come back to board for re-

approvals. He provided that they had suffered through many problems particularly with the New Jersey Department of Environmental Protection (NJDEP) and the Delaware and Raritan Canal Commission (DRCC) and some problems with the New Jersey Department of Transportation (NJDOT) as well.

Mr. Mehr advised the Board that they are working on the infrastructure and detention basins in both Monroe and Millstone. He provided that Monroe has one site built out and two sites pending. The regional septic was part of the 2014 approval. On the Millstone side, the NJDEP approved 20,000 gal/day for the site.

Mrs. Pinney asked Mr. Mehr about the problems that they had. He stated that the rules had changed three times. Originally, they were approved for 2,000 gal/day per lot then that changed to 2,000 for the entire site and finally, the approval allowed 20,000 gal/day in Millstone. He advised that Monroe has public water and sewer.

Mr. Mehr advised that Old Route 33 will be renamed Farrington Boulevard. He reported the outside approvals that they have in place. Engineer Shafai asked when they would be breaking ground. Mr. Mehr stated that as soon as they have the bonding figured out. They will be securing a letter of credit.

Loralie Totten, P.E. of Crest Engineering brought in an 2015 aerial of the site. She explained the aerial to the Board. She explained that a bond had been posted to begin the work on Farrington Boulevard.

Ms. Totten provided that the Board had approved a 94,500 s.f., two-story warehouse, office and showroom. She explained the prior site plan approval for proposed Lot 2.03. Ms. Totten provided that the basin is a semi-regional basin that is located in Millstone Township.

Ms. Totten went over the prior approval as to what was proposed and what was approved. She stated that the DRCC approval required reforestation. Referring to the Exhibit, she explained the proposed design of the building was being reduced to 84,000 s.f. of warehouse with a 3,000 s.f. one-story office area, parking for the office was moved from the front to the side. The loading docks have been increased to 21. Impervious permitted coverage is 55% and that has been increased to 25%. She explained that the impervious area has increased due to the additional loading docks. She stated that the additional loading docks are needed in this day, which gives the applicant more flexibility.

Ms. Totten explained that Ideal tile only required two loading docks. The building was designed for Ideal Tile, which was a specific use with a specific need.

Mr. Mehr advised that the needs now are different. No one was interested in the Ideal Title site plan. The design better suits today's needs.

Ms. Totten explained the difference in this plan as opposed to the prior site plan. The new plan has one less environmental impact issue. The water on the pavement is collected and going into

the basin. The basin can accommodate the run-off. She advised that the pond portion is a little bit deeper.

Ms. Totten advised that they have Freehold Soil certification. They have received approval for the septic system. They have an NJDEP permit for the system and a wastewater management plan.

Ms. Totten stated that the building height has been reduced from a two-story office to a one-story warehouse the same height. She advised that new variances are being created by the proposed change and no waivers are needed.

Mr. Mehr advised the Board that they have people interested in this new plan. He will make a submission to the NJDOT for a traffic light. Mr. Ferro voiced his concern about the traffic that the site would generate. Committeewoman Grbelja wants a traffic study that focuses on the Millstone lot not something tailored to Monroe.

Attorney Steib presented that the question for the Board is would be does the Board want the applicant to come back to the Board with additional traffic information.

Mayor Kuczinski finds no problem with the building just the traffic. He offered that the site plan is smaller, it is the additional loading docks to create an additional problem.

Committeewoman Grbelja feels that this proposal should come to the Board and an Amended Site Plan. Ms. Totten stated that the road system has never changed from the beginning. She advised that regarding the traffic study, they just submitted for a major site plan in Monroe and that study must include this project because it is on the same road.

Mr. Mehr explained why they would like a light at DeBaun and Route 33. Committeewoman Grbelja asked if it is necessary at this point to have a signal. They said not at this time. Mr. Mehr advised that the turn signal would be a complete turn signal. Engineer Shafai advised that there is a road-widening plan for the Millstone Road Intersection.

Committeewoman Grbelja has concerns for the potential of truck traffic coming to the site. Mrs. Pinney is concerned about the addition of the loading docks.

The Board entertained a Motion to have the applicant return to the Board for Amended Site Plan Approval. Committeewoman Grbelja made the Motion and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Kuczinski, Ferro and Beck voted yes to the Motion.

OLD BUSINESS: Mt. Laurel Update

Mr. Steib advised that there are no new developments.

Seeing no new business, Committeewoman Grbelja made a Motion to Adjourn and Mayor Kuczinski offered a second and by unanimous vote, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Pamela D'Andrea