

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MONTHLY MEETING MINUTES OF 08/14/06**

The regular meeting of the Environmental Commission of Millstone Township was held at the Municipal Building, 215 Millstone Road, Perrineville, NJ. It was noted by the Secretary that adequate notice of this meeting was provided as required by PL 1975, Chapter 231 (Open Public Meeting Act.) Vice Chairperson Eric Davis called the meeting to order at 7:40 p.m.

IF YOU ARE GOING TO BE LATE OR NOT ABLE TO ATTEND, PLEASE GIVE US THE COURTESY OF A PHONE CALL.

<u>ATTENDANCE</u>	<u>Present</u>	<u>Absent</u>	<u>Arrived Late</u>
Chairperson Donna Haag	<input type="checkbox"/>	X (vacation)	<input type="checkbox"/>
Vice Chairman Eric Davis	X	<input type="checkbox"/>	<input type="checkbox"/>
Barry Frost	X	<input type="checkbox"/>	<input type="checkbox"/>
Doug Lischick	X	<input type="checkbox"/>	<input type="checkbox"/>
Benny Quaglierini, Alternate 1	X	<input type="checkbox"/>	<input type="checkbox"/>
Rich Tomer	<input type="checkbox"/>	X	<input type="checkbox"/>
Jeff Torno	X	<input type="checkbox"/>	<input type="checkbox"/>
Tara Zabrosky	X	<input type="checkbox"/>	<input type="checkbox"/>
Board Secretary	X	<input type="checkbox"/>	<input type="checkbox"/>

PLEDGE OF ALLEGIANCE – led by Vice Chairperson Eric Davis

Minutes of 7/12/06 meeting was approved on a motion by Benny Quaglierini and seconded by Jeff Torno. One abstention. Motion carried.

GUESTS: Committeeman Steve Sico.

Mr. Richard Tilton, Esq., Julie Algreo of Maser and Mr. Baldachino for Country Road Estates, Lot 1, Bl. 57.01 -- Located at Old Noah Hunt Road and Trenton Lakewood Road (County Road 526). Zoned RU-P consisting of 58.405 acres. From 8/9/06 PB meeting - Applicant seeks Preliminary Major Subdivision approval to construct 6 residential lots. Variance needed. Jurisdiction accepted on 8/9/06 and application carried to 9/13/06, no further noticing required.

BUSINESS FROM THE FLOOR – The Board Secretary will place Committeeman Sico on at the beginning of each monthly meeting for a liaison report update.

CHAIRPERSON REPORT – Donna Haag – N/R

VICE CHAIRMAN REPORT – Eric Davis – N/R

Plan Review – NOTE: The Municipal Building has been reserved for the fourth Monday of each month and the EIS/Plan Review Committee will use this time for the purpose of plans review. Board Secretary will send any comments from Plan Review Committee to the applicant, representatives of the applicant (engineer and attorney) if known, Millstone Township Planning Board and Board of Adjustment and Township Engineer Matt Shafai.

Next meeting will be Tuesday, August 29, 2006 at 6:15 p.m. at LaPiazza Restaurant in Freehold.

Planning Board Update – Donna Haag Liaison

Meeting held on 7/12/06 - **CARRIED APPLICATIONS: P05-14 J. BRUNER ENTERPRISES** – Block 16.01, Lot 4. Located on Rike Drive. 4.11 Acres located in the BP Zone. Applicant seeks Final approval to construct a one-story building consisting of 29,700 sq.ft. (18,000 sq.ft. for initial use and 11,700 sq.ft. for future use) for wholesale distribution of solid and flat-proof tires. Applicant received Preliminary Approval 6/14/06 **Final Granted 7-12-06.**

WAIVER

P06-02 33 ASSOCIATES (RIVERSIDE CENTER) – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant seeks Waiver from provision of all NJDEP lists of contaminants pursuant to Ordinance 02-36. Application not deemed complete. **Granted as conditioned. Application coming to PB on 8/9/06**

NEW APPLICATION:

P05-23 RIORDAN – Block 45, Lot 10.04. Located on Stage Coach Road and Charleston Spring Road. 27.61 acres located in the RU-p zone. Minor Subdivision. No variances required. **Granted 7-12-06.**

P05-30 512 ROUTE 33, LLC – Block 22, Lot 7. Located on Route 33. 9.23 acres in the HC Zone. Applicant seeks Preliminary and Final Site Plan approval to construct a 15,925 sq.ft. Retail center. Variances needed. Deemed Complete 6/19/06. Date of Action: 10/17/06. **Heard in part, Carried to 9/13/06.**

P05-28 TOTAL STONE – Block 53, Lot 4. Located at Red Valley Road and Trenton-Lakewood Road. 28.7 acres in the BP Zone. Applicant seeks Preliminary Major Subdivision approval for a 7-lot subdivision for existing building, private road and 5 new building lots. Variances required. Application Deemed Complete: 5/31/06. Date of Action: 9/26/06. **Heard in part and carried to 8/9/06.**

REVIEW AND RECOMMEND:

ORDINANCE NO. 06-26 AMENDING SUBSECTION 3-9.4 (FEE SCHEDULE) Board Found Ordinance to be Consistent with the Master Plan

Planning Board Meeting held on 8/9/06 – Update attached to agenda

Board of Adjustment Update – 7/26/06 MEETING UPDATE

RESOLUTION: Z06-03 MECCA INVESTORS – Block 16, Lot 10.05. Located at 200 Mecca Drive. Property consists of 130,266.99 sq.ft. in the BP Zone. Applicant seeks to modify the existing building to function as a Montessori School. Amended Preliminary and Final Site Plan **approved 6/28/06.** Memorialized 7/26/06

CARRIED APPLICATION:

Z05-14 DJ'S CAPITAL ENTERPRISES (SAVOIA) – Block 16.01, Lot 2. 600 Rike Drive. 3.26 acres located in the BP Zone. Present use office and warehouse (under construction). Applicant proposes to utilize 21,000 sq.ft. for office, warehouse, and commercial recreation (Batting cages). **Use Variance denied 6 to 1.**

NEW APPLICATION:

Z06-04 COTTRELL, RICHARD – Block 37.07, Lot 29.06. Vacant property located on Clarksburg Road consisting of 40,000 sq.ft. acres in the R-80 Zone. Applicant seeks approval to construct a 3,300 sq.ft. Single-family dwelling. Variance needed for lot area. Deemed Complete: 6/20/06. Date of Action 10/18/06. **Carried pending some research to 9/27/06 no further notice needed.**

EIS Review –Barry Frost/Tara Zabrosky – Country Road Estates, Bl. 57.01, and Lot 1 - Hearing date Planning Board was August 8, 2006 - rec'd. 2 EIS and map (delivered to Plan Review/EIS Review on 7/25/06)

CORRESPONDENCE

7/18/06 - Country Road Estates, Bl. 57.01, Lot 1 - Hearing date for Planning Board is August 8, 2006 - rec'd. 2 EIS and map (delivered to Plan Review/EIS Review on 7/25/06)

7/7/06 letter from Ken Pape requesting to come to August 14, 2006 EC meeting to discuss Country Road Estates

EC Budget Account Status as of 7/11/06

7/6/06 copy of a letter from JCP&L re permit issued 6/21/05 re wetlands

7/10/06 Freshwater Wetlands notice of applying for a LOI, 195 Holding Company, LLC, Bl. 57, Lot 30.01 (off Burnt Tavern Road)

July 14, 2006 copy of a letter from Crest Engineering re Jade Plaza, Route 537, Bl. 60.01, Lot 16.01 (transition area waiver and statewide general permit no. 11)

Summer 2006 issue of Freehold Soil Conservation District Conservation Connection

Stony Brook Millstone Watershed Watch brochure - June 2006

Brochure from Monmouth County Green Acres Program re Monmouth Country Greentable, August 1, 2006 at Manalapan Library

Copy of 7/12/06 letter to Committeeman Robert Kinsey to Eric Davis from Busy Exec Tech LLC (Mark Cascella)

Copy of a letter dated 7/21/06 from Kerry Miller, Assistant Director of ANJEC submitting grant check for \$5,000 to Mayor Grbelja on 7/21/06

7/26/06 Letter to PB from Matt Shafai, Avakian Inc. re Country Road Estates (D.E.N.J., Inc.) Lot 1, Bl. 57.01 (e-mailed to all EC members on 7/31/06)

7/20/06 copy of a letter from NJDEP to Crest Engineering re Vincent Candullo, Bl.60.01, Lot 16.01 re Freshwater Wetlands General Permit No. 11 & Transition Area Waiver Averaging

7/31/06 letter from Matt Shafai, Avakian, Inc. to DP Investments re Pizzo (DP Investments), Bl. 16.01, Lot 3 and copy of a memo from Coppola & Coppola Assoc. to Millstone PB dated 7/31/06

7/25/06 letter from Matt Shafai, Avakian, Inc. re Soifer Final Major Subdivision, Bl. 15, Lot 1 and 6/30/06 memo from Coppola & Coppola Associates

7/26/06 letter from Matt Shafai, Avakian, Inc. to PB re Riverside Center, Lot 2.02. Bl. 18 (2 copies received)

7/27/06 Memo to PB from Coppola & Coppola Associates to PB re D.E.N.J. Inc. Country Road Estates, Bl. 57.01, Lot 1

8/3/06 from ANJEC Editions of "Remediating and Redeveloping Brownfields in New Jersey and "Site Plan and Subdivision Review: Environmental Analysis

7/20/05 letter from NJDEP re LOI/Line Verification - American Equity Partners, Bl. 56, Lot 1, 14, 15.01 & 15.02

8/4/06 letter from Matt Shafai, Avakian, Inc. to Ken Pape, Attorney re Robert F. Huneke, Bl. 16, Lot 6 & 6.02 - **deemed complete**

8/7/06 letter from Matt Shafai, Avakian, Inc. to Wm. Mehr, Attorney re ideal Tile @ Riverside Center, Bl. 18, Lot 2.03

8/8/06 Budget Account Status/Transaction Audit Trail for Environmental Commission

6/27/06 letter from D&R Canal Commission, Caroline Dougherty re dates of meetings for the remainder of 2006

8/3/06 letter from NJDEP re Suspected Hazardous Substance Discharge Notification NJDEP Case #06-08-02-1636-05 - Hess Station #30264 181 Route 9 Southbound

2 "revised" copies of Stormwater report & plans received 8/11/06. **P05-30 512 ROUTE 33, LLC** – Block 22, Lot 7. Located on Route #33. 9.23 acres in the HC Zone. Applicant seeks Preliminary and Final Site Plan approval to construct a 15,925 sq.ft. Retail center. Variances needed. Deemed Complete 6/19/06. Date of Action: 10/17/06. Heard in part at the PB & will be on the 9/13/06 agenda.

OLD BUSINESS

Jeff Torno attended Crosswicks/Doctors Creek Regional Greenway Planning Group in June and on 7/17/06 – submitted information to Mayor Grbelja and Committeeman Abilheira. The next meeting is 8/21/06 and 9/5/06.

NEW BUSINESS - NONE

ADJOURNMENT

At this time a motion to adjourn by Barry Frost and seconded by Jeff Torno at 9:15 p.m. Motion carried.

NEXT MEETING
MONDAY, SEPTEMBER 11, 2006

**7:30 p.m. – Please be on time
MUNICIPAL BUILDING, PERRINEVILLE**

Respectfully submitted,
Marianne Heyesey, Secretary – 609/259-4341