

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
FEBRUARY 11, 2009**

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

The Secretary read the Adequate Notice.

Attorney Steib swore in the following member: Committeeman Fiore Masci

Salute to the Flag.

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

Approval of the January 14, 2009 Minutes: Chairman Newman addressed the grammatical changes to be made by the Secretary. Mr. Kurzman made a Motion to approve and the Minutes and Ms. Grbelja offered a Second. Roll Call Vote: Kurzman, Grbelja, Beck, Weintraub, Pepe and Newman voted yes to approve.

RESOLUTIONS:

P08-13 SVEDOVA PROPERTIES – Block 57, Lot 14.01 – Located at Burnt Tavern Road in the BP zone consisting of 1.79 acres. Applicant seeks Preliminary and final site Plan approval to construct a one-story, 11,250 s.f. office/warehouse building. Bulk variance relief granted at the time of subdivision approval. Deemed complete 11-12-08. Date of Action: 12-26-08 Extension of time granted through 1-31-09. Approval Granted 1-14-09.

Ms. Grbelja made a Motion to memorialize and Mr. Pepe offered a Second. Roll Call Vote: Grbelja, Pepe, Kurzman, Weintraub, Beck and Newman voted yes.

P08-14 GATTO, GEORGETTE – Block 31.05, Lot 16 and block 31.01, Lot 16. Located at One Elm Street. The Property is located in R-130 Zone and the R-80 Zone. Applicant seeks a lot line adjustment of the two properties. Minor Subdivision without variances. No new construction is proposed. Deemed Complete: 12-17-08. Date of Action 1-30-09. Approval Granted 1-14-09.

Mr. Pepe made a Motion to memorialize and Mr. Kurzman offered a Second. Roll Call Vote: Pepe, Kurzman, Grbelja, Weintraub, Beck and Newman voted yes.

Public Comment Portion: Chairman Newman opened the public comment portion of the meeting at 7:35 p.m.

Beverly Hilbert of Indian Point, asked if the Township had a meeting with the party who owns property just west of Bergen Mills and Route 33 concerning potential COAH housing. Mayor Grbelja advised that she is waiting for a date when they can meet with the COAH workgroup. She advised that she had spoken with the attorney that was involved. Ms. Grbelja advised that the party is waiting for NJDOT approvals and the party is not interested in changing their site plan.

Ms. Grbelja stated that the COAH workgroup recently met to discuss properties located on Woodville Road, Pine Drive and Burnt Tavern Road. She advised that although those properties are not large enough to take away the 85 units needed, they will allow the Township to reduce the number by 15 units. Ms. Grbelja explained there are various persons that the work group has been working with. She went over a few potential scenarios.

Ms. Grbelja explained that the Township has formulated a citizens task force comprised of town members from Indian Point, a member of the Environmental Commission, a member of the Economic Development Council, a farmer and a senior citizen to name a few.

Ms. Grbelja updated all that the Township's pending lawsuit is going well.

The Monmouth County Board of Health at one of the Township Committee meetings indicated that the water at the aquifer that services Indian Point travels southeast. No project on the property would impact them. The Board of Health also addressed their report concerning salt.

Seeing no further public comment, Chairman Newman closed that portion at 7:45 p.m.

EXTENSION OF TIME:

P09-01 EARL SMITH – Block 30, Lot 5. Located in the NC Zone. Applicant received Final Major Site Approval in Resolution memorialized 12-14-05 to construct a 2,700 s.f., one-story commercial building. Time ran on the Final Approval on 12-14-07. Applicant applied for and received his first one-year extension of time memorialized on 2-13-08 which time ran on 12-14-08. Applicant seeks a second one-year extension of time. The zone has not changed.

Attorney Greg Madras appeared on behalf of Mr. Smith. Mr. Madras advised that an extension was granted in 2007. A new engineering firm has been retained and they looking for documents that a prior engineering firm had prepared. The NJDEP advised that the documents submitted were destroyed in a flood. He is in touch with counsel for the prior engineering firm hoping to obtain the documents voluntarily. Once those

documents are ascertained, they will be sent to the NJDEP for them to sign off on the project.

Mr. Smith sworn in. He explained the dilemma.

Chairman Newman advised that he had received a letter from the Board Engineer on January 27, 2009 which states that the site was cleaned up to the satisfaction of the Township Code Enforcement office. There are no changes to site conditions and therefore, the Board Engineer has no problem with the one-year extension of time.

A Motion to grant a one-year extension was made by Mr. Pepe and Mr. Pado offered a Second. Roll Call Vote: Pepe, Pado, Grbelja, Masci, Kurzman, Weintraub, Peck and Newman voted yes.

NEW BUSINESS:

Mr. Pado addressed that in the Moto Industrial Park, they have a sign ordinance within the common areas. They are trying to unify the building owners and their tenants from not placing illuminated signs on their buildings. He explained that they are trying to beautify the Park. Mr. Pado wanted the Boards to be aware that the Park Association has their own ordinance within the common areas.

Mr. Steib explained that the zoning ordinance governs what a Board can do and cannot do. He wanted the Association to be aware that if this Board cannot enforce the Association's signage ordinance, it may run afoul.

Under New Business: The Township will be hiring a landscape architect to review all landscaping plans submitted by applicants.

Seeing no further business, Mr. Pepe made a Motion to adjourn, Mr. Beck offered a Second and by unanimous vote, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Pamela D'Andrea