

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
APRIL 9, 2008**

At 7:45 p.m., Mitchell Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

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

MINUTES: Approval of March 12, 2008. Ms. Grbelja made a Motion to approve the Minutes and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Blanco, Kurzman, Newman, Pado, Weintraub, Beck and Rundella voted yes to approve.

Open Public Comment Portion. Chairman Newman opened the Public comment portion of the meeting to the public at 7:46 p.m. Seeing no public comment, he closed same at 7:46 p.m.

RESOLUTION:

P08-01 KATZ, MICHAEL – Block 50, Lots 35.20 and 35.21. Located at 127 Paint Island Springs Road and 3 Clark Court, Lot 35.20 consists of 80,217 s.f. and Lot 35.21 consists of 80,406 s.f. both lots located in the R-80 Zone. Applicant sought a Minor subdivision for purposes of a Lot Line Adjustment. No new lots were being created. Noticing Required. Deemed Complete 1-22-08. Date of Action: 4-19-08. Approval granted 3-12-08.

Mr. Blanco made a Motion to memorialize the Resolution and Mr. Kurzman offered a Second. Roll Call Vote: Blanco, Kurzman, Pinney, Grbelja, Pado, Weintraub, Beck and Rundella voted yes to memorialize.

MASTER PLAN ELEMENT:

"Comprehensive Farmland Preservation Plan". The document is presented in two (2) parts, including a December 1, 2007 plan document and a March 24, 2008 memorandum which includes amendments to the December 1, 2007 document.

Attorney Michael Steib had reviewed the jurisdictional packet and finds same to be in order. Attorney Steib read the following exhibits into evidence:

- A-1 Jurisdictional Packet
- A-2 Comprehensive Farmland Preservation Plan dated 12/01/07 prepared by Coppola & Coppola Associates, Pat M. Butch, Open Space & Farmland Preservation Council Chair, and Leon S. Avakian, Inc.
- A-3 Farmland Preservation Plan Amendments prepared by Coppola & Coppola Associates dated 03/24/08
- A-4 Letter from the MCADB dated 4/4/08 containing two comments to the proposed plan.
- A-5 Farmland Preservation Plan Amendments prepared by Coppola & Coppola Associates dated 03/24/08 containing red-lined changes

Planner Richard Coppola presented the Comprehensive Farmland Preservation Plan. He explained that in December 2007, there was positive comment on the Plan from the Open Space and Farmland Preservation Council Chair, Pat Butch, and the public. The Plan was sent to the County and the State for their comments.

The Plan, the amendments and subsequent comments are before the Board for their review. The second requirement is to have the Township Committee review the adopted Master Plan Amendment and then it will be sent to the State. This will aid the Township in receiving additional funds to preserve farmland.

Mr. Coppola went over the comments received by the County and the State. Exhibit A-4 has two comments from Harriet Honigfeld of Monmouth County. Mr. Coppola explained the comments and offered that they are non-substantiative and are constructive. The County has been cooperative with Millstone and has worked with Ms. Butch in achieving this document.

Exhibit A-5 are comments that were received by the State this afternoon. Mr. Coppola explained the State's comments and advised that the comments are embellishments and expansions that add to the document but do not change the document. He stated that the Township should comply with the requested changes.

Mr. Coppola explained that it is an important freestanding document of the Master Plan and allows it to be amended as needed. He stated that the Plan will help solidify the policies of Millstone Township in terms of its desire to preserve farmland and work with farmers to achieve that goal. It effectively does what it is intended to do.

Ms. Butch explained that Mr. Coppola outlined the content of the document. She stated that the work group took a good look at what lands we are able to preserve for farmland. They took a good look at what our farmers are raising and selling and how the Town can aid the farmers to continue farming. Ms. Butch agreed with Mr. Coppola that the comments received by the County and State were small changes adding detail and correcting spelling errors.

Ms. Butch advised that there is a quorum from the Open Space and Farmland Preservation Council and the Agricultural Advisory Council this evening. She introduced the members in attendance; Manny Blanco, Cory Wingerter, Tony Romano, Shirley Pinhas and Kristin Schloss.

Ms. Grbelja thanked the Open Space and the Ag Council for their hard work and she thanked Ms. Butch for all of the hard work and hours that she put in to helping draft this important document. Ms. Grbelja stated that the Open Space and Ag Council have done a phenomenal job. She stated that the Township is noticed within the County as having a strong commitment Open Space and Agriculture. Ms. Grbelja complimented the community volunteers and the Planning Board for making sure that the Master Plan protects the quality of life.

Mr. Coppola stated that the Township would not have a strong document such as this without the help of Ms. Butch. Mr. Coppola offered that this document would be used as a boiler plate for other Townships.

The meeting was opened to the public at 8:00 p.m. Seeing no public comment on the Plan, Chairman Newman closed the open comment portion.

The Board has received a proposed Resolution. The Board would adopt the Resolution with the incorporation of the comments made in Exhibits A-4 and A-5, attached to the Resolution and made a part thereof. The comments were read.

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

MASTER PLAN ELEMENT:

This document has been prepared in accordance with the New Jersey Department of Environmental Protection (NJDEP) *Tier A Stormwater Guidance Document* dated April 2004 in order to establish the Township of Millstone's strategy to address stormwater-

runoff impacts. This Plan has been updated to include the adopted municipal stormwater control ordinances for the Township of Millstone.

Attorney Michael Steib has read the jurisdictional packet and found it to be in order. Attorney Steib read the following exhibits into evidence:

- A-1 Jurisdictional Packet
- A-2 Stormwater Management Plan prepared by Leon S. Avakian, Inc
dated 04/01/05 last revised 03/21/08

Engineer Peter Avakian presented the Plan to the Board. He had prepared an outline of the agenda and handed it out to the Board. He provided the Board with a history of the Plan. He advised that in February of 2004, the State adopted a fairly comprehensive plan. Engineer Peter Avakian explained that for the Township's stormwater system, an NJDEPS permit was needed. He explained the controls that are in place. The Township adopted the stormwater management plan element into the Master Plan in 2005.

Mr. Avakian explained that the Master Plan element is the basis by which we have developed the Ordinance that regulates Stormwater Management. He provided that subsequent to April 2005, plans were submitted to the County as the reviewing agency. They made comments and revisions were made.

Millstone Township was one of the first communities to adopt the Stormwater Management regulations. Mr. Avakian recommended the adoption of the amendment to the Master Plan with minor revisions. He explained what the Plan covers. He offered that goals and objectives in both Municipal Land Use Law and the Township Master Plan are detailed. Mr. Avakian explained that, as a site is developed, it is evaluated as to the best way to provide stormwater management. He cited that they added substantial water quality standards to the Plan.

Mr. Avakian explained the stormwater management best practices mitigation plan. It allows deviation from our regulations which is important to the Planning Board. He stated that if an applicant can't recharge they can come back to the Planning Board.

Mr. Avakian explained recharge and runoff. Taking water off site as quickly as possible. The mitigation is a deviation of the rules and is warranted. Mr. Avakian explained that a developer might have to reduce the number of lots in a development, reduce the impervious coverage, etc. He explained that the Environmental portion of the plan is in compliance with the NJDEP. Mr. Avakian advised that plan consistency refers to any

regional stormwater management efforts, residential standards and assures that this plan makes certain it complies with this section.

The amendment added water quality tables. The Plan has improved our receiving waters and controlled development and recharge.

Ms. Pinney stated that she went through the Plan and found it fascinating. She stated that it is the picture of what we want for our Township and solidifies the direction that we are moving in as a Planning Board, Environmental Commission and as a Township.

Mr. Avakian stated that the Plan is comprehensive and technical and shows the fingerprint of the municipality.

Chairman Newman opened the plan to the public at 8:15p.m. Seeing no public comment, he closed the public portion at 8:15 p.m.

Ms. Grbelja stated that the Amendment is in line with what we are doing in Millstone Township.

Engineer Avakian explained that the plan is reviewed by a group that consists of various agencies.

Mr. Pepe Made a Motion to Adopt and Memorialize and Ms. Piney Offered a Second: Roll Call Vote: Pepe, Pinney, Grbelja, Blanco, Weintraub, Pado, Beck, Kurzman and Newman voted yes.

OLD BUSINESS:

The 2007 Annual Report of the Board of Adjustment has been provided to the Planning Board as a courtesy. Chairman Newman explained that the report is a survey of the various applications that the Board of Adjustment had handled during the past year. The Board of Adjustment would address any consistency of applications coming to the Board. The Board of Adjustment made a recommendation to the Township Committee to consider an enhancement landscape ordinance.

There was discussion concerning hiring an outside consultant to assist with review of the landscape architecture. This cost would be borne by the developer to pay for as part of escrow. Messrs. Coppola and Shafai would be involved in the process. A preliminary ordinance would be drafted by Mr. Coppola for the Board to look at.

NEW BUSINESS:

Chairman Newman advised the Board that they Master Plan subcommittee met for the first time this evening and he provided a brief of that meeting.

Seeing no further business, Mr. Pepe made a Motion to Adjourn with a Second Offered by Mr. Blanco and by unanimous vote the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Pamela D'Andrea