

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
MARCH 14, 2018**

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

The Secretary read the Adequate Notice and the additional Noticing required by the Township.

Salute to the Flag.

Roll Call: Present: Beck, Curtis, Grbelja, Newman, Oxley, Ziner and Ferro.
Absent: Dorfman, Pepe, Pado and Pinney

APPROVAL OF MEETING MINUTES: February 14, 2018

The Board having reviewed the meeting minutes, Chairman Newman asked for a Motion and a Second to adopt the Minutes. Mr. Ziner made a Motion to approve the Minutes and Deputy Mayor Grbelja offered a Second. Roll Call Vote: Ziner, Grbelja, Beck and Curtis voted yes to approve the Minutes.

RESOLUTIONS:

P17-11 KEY INVESTMENTS - Block 17, Lot 14.02. Located at 15 Burnt Tavern Road consisting of 1.659 ac in the Business Park (BP) Zone. Applicant applied for Preliminary and Final Major Site Plan Approval to construct a building consisting of 14,300 s.f. of warehouse and 2,000 s.f. of office. Bulk variance for lot size was granted at the time of the major subdivision of the property. No variances requested. At the hearing, the applicant had requested that the Board consider Preliminary Approval. The Board granted Preliminary Major Site Plan Approval with conditions on 2-14-18.

The Board having reviewed the Resolution, Chairman Newman asked for a Motion and Second to memorialize the Resolution. Deputy Mayor Grbelja made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, Ziner and Curtis voted yes to Memorialize.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Proposed Lots 4.01 and 4.03, Located at 2 Wren Drive consisting of 6.076 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct an 80,000 s.f., 40 ft. ht. building. No variances requested.

Tree planting along Red Valley Road was discussed to discourage trucks from parking there. The Board discussed that on Red Valley Road, the eastbound side of the road, opposite side from this location, there is a ditch. On the same side of the business development, there is no ditch but there are wires. The Board discussed that JCP&L will not allow tree planting due to the wires that exist there. Chairman Newman discussed that JCP&L removed 10- foot shrubs that he had planted due to the wires. There would have to be another type of barrier that would prevent trucks from parking there. The Board wants to make a note of this for the Engineer. The Board discussed a potential of a post and rail fence to keep the look rural.

The Board Secretary would generate a memo to the Board Engineer.

The Board having reviewed the Resolution, Chairman Newman asked for a Motion and Second to memorialize the Resolution. Deputy Mayor Grbelja made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, and Curtis voted yes to Memorialize.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located in the Business Park (BP) Zone. Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 50,250 s.f., 40 ft. ht. building. No variances requested.

The Board having reviewed the Resolution, Chairman Newman asked for a Motion and Second to memorialize the Resolution. Deputy Mayor Grbelja made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, and Curtis voted yes to Memorialize.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.06, 4.07 Located at 1 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 49,500 s.f., 40 ft. ht. building. No variances requested.

The Board having reviewed the Resolution, Chairman Newman asked for a Motion and Second to memorialize the Resolution. Deputy Mayor Grbelja made a Motion to memorialize and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck, and Curtis voted yes to Memorialize.

Tree planting was discussed to discourage trucks from parking there. The Board discussed that on Red Valley Road on the eastbound side of the road, opposite side from this location, there is a ditch. On the same side of the business development, there is no ditch but there are wires. The Board discussed that JCP&L will not allow tree planting due to the wires that exist there. Chairman Newman discussed that JCP&L removed 10-foot shrubs that he had planted due to the wires. There would have to be another type of barrier that would prevent trucks from parking there. The Board wants to make a note of this for the Engineer. The Board discussed a potential of a post and rail fence to keep the look rural.

The Board Secretary would generate a memo to the Board Engineer.

NEW BUSINESS:

The Board commented on Route 33, westbound, the Riverside Center Associates were performing limited site work. The Board discussed that the silt fencing there is dilapidated and unsightly. A note will be sent to the Township Engineer to perform a site visit.

Deputy Mayor Grbelja advised that the developer was to work on the berm with landscaping and vegetation. She would like to find out what their plans are regarding the landscaping and the berm discussed with their professionals. Deputy Mayor Grbelja would like to know what their plans are regarding the berm in accordance with their agreement to the Board.

The Board directed the Secretary to send a memo to the Board Engineer to contact the property owner and follow-up with those commitments.

MOUNT LAUREL:

Attorney Steib advised that after nine (9) months, Mercer County Court rendered a decision. That opinion consists of 217 pages. Attorney Steib went through what is now poised to be the methodology for municipalities come up with their obligations.

Attorney Steib advised that once you get past regional computation then you get to municipalities computing the numbers. The opinion only considers the numbers for two municipalities, Princeton and West Windsor. Attorney Steib stated that we know what the regional share is but we do not know what Millstones' numbers will be. He advised that we need more information as to what the judge was looking at when she made her decision. He advised that by the next Board meeting we might have this information. Attorney Steib provided that three (3) experts were involved in this case, the builders' expert, Dr. Kinsey, with the high numbers, Econsult who represented the municipalities, whose numbers were lower, and Mr. Reading, the Court appointed master, who was the balance.

Attorney Steib advised that there are seventeen (17) steps involved in the number crunch. He advised that we are not sure what the judge did with Millstone.

Attorney Steib explained that our representative worked with new and better data sources that were more mathematically correct.

Attorney Steib did not know what the date planning area designations were for Princeton and West Windsor and the court did not discuss planning areas in their decision. Principals were there but not planning areas. He advised that the Court did not say how they calculated those factors. He offered that by the discussion the impression is that the judge used Dr. Kinsey's numbers.

Attorney Steib feels that within several weeks, Mr. Reading will have new numbers based on the methodology. When his numbers come out, Monmouth County Superior Court will advise us of what our numbers are.

Attorney Steib advised that all municipalities in Ocean County have settled. Trenton in Mercer County is exempt and he advised that all but two (2) towns have settled. The Monmouth County municipality settlement numbers are coming down the pike. He advised that Rumson has settled.

At 7:55 p.m., seeing no further business, Chairman Newman asked for a Motion and a Second to adjourn the meeting. Mr. Beck made a Motion and Ms. Curtis offered a second and by unanimous vote, the meeting adjourned.

Respectfully submitted,

Pamela D'Andrea