

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
MARCH 10, 2010**

At 7:35 p.m., Mitchell Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Attorney Steib swore in Bob Bailey as the Mayor's designee.

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

APPROVAL OF MINUTES: The Board having reviewed the January 13, 2010 minutes, Ms. Pinney made a Motion to approve and Mr. Kurzman offered a Second. Roll Call Vote: Pinney, Kurzman, Weintraub, Beck, Pado and Newman voted yes to approve the minutes.

PUBLIC COMMENT PORTION: Chairman Newman opened the public comment portion to the public. Seeing no public comment, he closed that portion of the meeting.

RESOLUTION:

P09-10 – MILLSTONE TOWNSHIP – Block 57.01, Lot 19.04 (located at 534 Monmouth Road) and Lot 20 (located at 6 Novad Court) consisting of 1.22 acres located in the R-130 (Rural Preservation) Zone. The Township of Millstone makes application for minor subdivision approval and bulk variance relief for purposes of combining two existing lots and creating two new lots. The applicant further requests preliminary and final major site plan approval to for purposes of constructing a one-story building, consisting of approximately, 3,004 square feet and is 18.5 feet in height, which will house a six (6) bedroom alternative living arrangement (group home) for six developmentally disabled young persons, as defined and regulated by the New Jersey Council On Affordable Housing (COAH) and as permitted in accordance with N.J.S.A.40:55D-66.1. Approval granted 1-13-10.

The Board had reviewed the Resolution and found same to be in order. Mr. Kurzman made a Motion to memorialize and Ms. Pinney offered a Second. Roll call vote: Kurzman, Pinney, Pado, Weintraub, Beck and Newman votes yes to memorialize.

EXTENSION OF TIME:

P09-01 EARL SMITH – Block 30, Lot 5. Located in the NC Zone. Applicant received Final Major Site Plan 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; second one-year extension of time granted and memorialized in Resolution dated 3-

11-09 and ran on 12-14-09. Applicant seeks his third and final one-year extension of time. The zone has not changed.

Mr. Peter Strong, P.E. who was sworn in and having appeared before the Board numerous times was accepted as an expert, appeared on behalf of the applicant.

Mr. Strong explained that the applicant has submitted an application and all of the information necessary in order for the NJDEP to issue an LOI and grant the permits needed to perfect this project. Mr. Strong had spoken with Board Engineer Matt Shafai who had no comments other than new plans would have to be submitted to him after NJDEP approves the applications.

Mr. Strong advised that the only NJDEP changes would be the rerouting of the stormwater management to around the back of the proposed building, above the flood plain. Engineer Shafai had advised Mr. Strong that he would be comfortable with the granting of the extension of time. Mr. Strong advised that he anticipated receiving the stream encroachment and wetland permits anytime and no later than the mid-June. Mr. Strong testified that this is the only outstanding item holding up the project.

Chairman Newman asked if any Board member had a question. Seeing none, he asked the public if they had a question or comment. Seeing none he closed that portion of the meeting.

The conditions of preliminary and final and of the prior extensions carry forward including to continue to keep the property clean and in order.

Mr. Pado made a motion to grant the third and final one-year extension and Mr. Weintraub offered a second. Roll Call Vote: Pado, Weintraub, Bailey, Pinney, Beck, Kurzman and Newman voted yes to grant the extension of time.

NEW BUSINESS: The Board made a change to their adopted 2010 meeting calendar. The change would reflect the new April meeting date would be April 14th and not April 21st. The Secretary would publish the change in both Board approved newspapers, make the change on the Township Website and post the new date on the bulletin board.

The Motion was made by Ms. Pinney to amend the 2010 calendar to reflect the new April meeting date and a Second was offered by Mr. Pado and by unanimous vote the motion was carried.

Seeing no further business, Mr. Bailey made a Motion to adjourn and Ms. Pinney offered a Second and by unanimous vote, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Pamela D'Andrea