

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JANUARY 11, 2012**

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

The Secretary read the Adequate Notice.

Salute to the Flag.

Attorney Steib swore in Re-Appointed Members as follows: Mayor Nancy Grbelja, Class I, Mitch Newman Class IV, Robert Beck Class IV, Jeff Ziner Alt I.

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

Election of Officers: Nominations for the Chairman were open. Mr. Pepe made a Motion to nominate Mr. Newman as the Chairman and Mr. Pado offered a Second. Seeing no other nominations for Chairman, by unanimous vote, the nominations for Chairman were closed. Roll Call Vote: Pepe, Pado, Pinney, Beck, Grbelja, Kurzman, Ziner and Kocur voted yes to nominate Mr. Newman.

Mr. Newman thanked the Board.

Nominations for Vice-Chairman were open. Chairman Newman made a Motion to nominate Mr. Pepe as the Vice-Chairman and Mr. Pado offered a Second. Seeing no other nominations for Vice-Chairman, by unanimous vote, the nominations for Vice-Chairman were closed. Roll Call Vote: Newman, Pado, Pinney, Grbelja, Kurzman, Beck, Ziner and Kocur voted yes to the nomination of Mr. Pepe.

Mr. Pepe thanked the Board.

Nominations for Secretary were open. Ms. Pinney made a Motion to nominate Pam D'Andrea as Secretary and Chairman Newman offered a Second. Seeing no other nominations for Secretary, by unanimous vote, the nominations for Secretary were closed. Roll Call Vote: Pinney, Newman, Pepe, Pado, Beck, Grbelja, Kurzman, Ziner and Kocur voted yes to the nomination.

Ms. D'Andrea thanked the Board.

The Board next considered nominations for its professionals. The Board has a fair and open bidding process.

Chairman Newman explained that the Board had received one proposal for the Board Attorney position and that was that of Mr. Steib. Chairman Newman advised that he had reviewed the proposal that highlighted Mr. Steib's background and knowledge of land use.

Vice-Chairman Pepe made a Motion to nominate Michael B. Steib as Board Attorney and Mr. Pado offered a Second. Seeing no other nominations for Board Attorney by unanimous vote, the nominations for Attorney were closed. Roll Call Vote: Pepe, Pado, Pinney, Beck, Grbelja, Kurzman, Ziner, Kocur and Newman voted yes to nominate Attorney Steib of Michael B. Steib, P.A.

Mr. Steib thanked the Board.

Chairman Newman explained that there was only one proposal for the position of Board Engineer. Chairman Newman discussed the consideration of the qualifications of the candidate.

Ms. Pinney made a Motion to nominate the Engineering firm of Leon S. Avakian, Inc. with Matt Shafai as the principal engineer for the Board Engineer and Mr. Ziner offered a Second. Seeing no other nominations for Board Engineer, by unanimous vote, the nominations for Board Engineer were closed. Roll Call Vote: Pinney, Ziner, Pepe, Pado, Beck, Grbelja, Kurzman, Kocur and Newman voted yes to the nomination.

Chairman Newman announced that there was one additional bid proposal for the position of Board Planner. Upon reviewing the submission of another planner, he felt that his experience was much more aligned with traffic and transportation. He explained that the candidate did not show the level of affordable housing experience that Mr. Coppola and his firm had. Chairman Newman offered that Mr. Coppola and the firm of Coppola and Coppola was more competitive than the other submission.

Chairman Newman made a Motion to nominate the firm of Coppola and Coppola with Richard T. Coppola as the primary Planner to the Board and Mr. Pepe offered a Second. Seeing no other nominations for Board Planner, the nominations for Board Planner were closed. Roll Call Vote: Newman, Pepe, Pinney, Pado, Beck, Grbelja, Kurzman, Ziner, and Kocur voted yes to the nomination.

Landscape Architect. Chairman Newman advised that we do not use a landscape architect on every application. There are times when the Board does need the assistance of one. Mr. Newman made a Motion to nominate Daniel Dobromilsky & Associates with Daniel Dobromilsky as the primary Landscape Architect to provide Landscape Architectural Services to the Board and Ms. Pinney offered a Second. Roll Call Vote: Newman, Pinney, Grbelja, Kurzman, Beck, Pepe, Pado, Ziner and Kocur voted yes to the nomination.

Court Reporter. Chairman Newman made a Motion to nominate Angela Buonantuono as the Board Court Reporter and Vice-Chairman Pepe offered a Second. There were no other nominations for Board Court Reporter. Roll Call Vote: Newman, Pepe, Beck, Kurzman, Grbelja, Pinney, Ziner and Kocur voted yes to the nomination.

Mr. Pepe made a Motion to nominate the Asbury Park Press and The Messenger Press as the official Board Newspapers and Ms. Pinney offered a Second. Seeing no other nominations for official newspaper designations, by unanimous vote, the nominations were closed. Roll Call Vote: Pepe, Pinney, Grbelja, Kurzman, Beck, Pado, Ziner, Kocur and Newman voted yes to the nominations.

The Board having reviewed the proposed monthly meeting schedule, Chairman Newman made a Motion to adopt the regular monthly meeting schedule and Mr. Ziner offered a second. The dates were read into the record. Roll Call Vote: Newman, Ziner, Pinney, Pepe, Grbelja, Kurzman, Pado, Beck and Kocur voted yes to adopt that Regular Monthly Meeting Schedule to be held on the following dates in 2012 and the first meeting date in 2013 beginning at 7:30 p.m. in the Municipal Meeting Room located at 215 Millstone Road, Millstone Township, New Jersey as follows:

January 11, 2012	August 8, 2012
February 8, 2012	September 12, 2012
March 14, 2012	October 10, 2012
April 11, 2012	November 14, 2012
May 9, 2012	December 6, 2012 (Thursday)
June 13, 2012	January 9, 2013
July 11, 2012	

APPROVAL OF MINUTES: The Board having reviewed the Minutes of December 14, 2011. Only eligible members voting on the meeting minutes. Mr. Ziner made a Motion to approve the minutes and Mr. Beck offered a Second. Roll Call Vote: Ziner, Beck, Pinney and Newman voted yes to adopt.

PUBLIC COMMENT PORTION: Chairman Newman opened the meeting to the public for any comments or question they may have. Seeing none, he closed that portion of the meeting at 7:55 p.m.

Chairman Newman presented Board Member Beck with an award of recognition for his perfect attendance for 2011. Mr. Beck received an award in 2010 as well.

Mayor Grbelja commented on the great job that the Board members and the professionals do for the Township. The members give freely of their time to consider the applications and tasks before them and their hard work is appreciated.

RESOLUTIONS:

P11-09 PERL ACRES SOUTH – Block 55, Lot 2, - Located on Route 526. Previously Zoned R-130 consisting of 158.2 acres. Applicant received Preliminary Major Subdivision approval for a 43-residential lot subdivision and 2 lots for Township dedication received 6-25-03. Final Approval granted Resolution Memorialized 4-11-07. First One-Year Extension of Time granted through 4-11-10. Second One-Year Extension of Time to perfect the Subdivision granted through 4-10-11. Third One-Year Extension of Time granted on 2-9-11 and runs through 4-10-12. Zone presently RU-P. Applicant seeks an additional Extension of Time pursuant to N.J.S.A. 40:55D-52b. Noticing required. Extension granted on 12-14-11.

Mayor Grbelja advised the Board that the Township would know shortly if the owners wish to proceed with preservation of the property and she advised that this would alleviate any further need for the extensions of time. Mayor Grbelja advised that she had met with the State and there is an interest in purchasing the property. They are waiting for the owners to give the go ahead.

Ms. Pinney made a Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll call Vote: Pinney, Beck, Ziner, Kocur and Newman voted yes to the memorialization.

P11-10 ST. JOSEPH'S CHURCH – Block 41, Lot 1. Property located on Sweetman's Lane and Stillhouse Road, consisting of 30.38 acres located in the RU-P zone. Applicant received Preliminary and Final Major Subdivision approval on 1-14-09 to create a 3 lot subdivision. Applicant sought and received first one-year extension of time which runs on 1-14-11. Applicant seeks a second one- year extension of time in order to perfect the subdivision. No noticing is required. Extension of time granted on 12-14-11.

Ms. Pinney made a Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll call Vote: Pinney, Beck, Ziner, and Newman voted yes to the memorialization,

Seeing no other business, Mr. Kurzman made a Motion to adjourn and Mr. Pado offered a second and by unanimous vote, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Pamela D'Andrea