

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
MARCH 12, 2014**

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

The Secretary read the Adequate Notice.

Salute to the Flag.

Roll Call: Present: Grbelja, Ziner, Kurzman, Pinney, Beck and Newman.

Absent: Blanco, Kinsey, Pepe, Pado, and Kocur.

APPROVAL OF MINUTES: February 12, 2014

Mr. Kurzman made a Motion to approve and Mr. Ziner offered a Second: Roll Call Vote: Kurzman, Ziner, Grbelja, and Newman voted yes to approve the meeting minutes

PUBLIC COMMENT PORTION: 15-Minute Limit

Chairman Newman opened the public portion of the meeting for any public comment. Seeing none, he closed that portion at 7:35 p.m.

RESOLUTIONS:

P13-13 MILLSTONE PROPERTY INVESTMENTS, LLC. – Block 16, Lots 11.01, 11.02 and 11.03. Located at 1 Prodelin Way consisting of 9.87 acres located in the HC Zone. Applicant received approval to construct a one-story 9,900 square foot day care center along with a 6,000 square foot one-story office and storage building on 6-13-2007 and was granted a one-year extension of time through 6-13-2011. Applicant returned to the Board for an Amended Prelim. Site Plan approval to include access through Monroe Township and received same in Resolution dated 5-11-11. Applicant returned to the Board for and received Final Site Plan Approval.

Committeewoman Grbelja made a Motion to memorialize and Mr. Ziner offered a Second. Roll Call Vote: Grbelja, Ziner and Newman voted yes to memorialize

P14-02 PERL ACRES SOUTH – Block 55, Lot 2, - Located on Route 526. Previously Zoned R-130 consisting of 158.2 acres. Present Zone RU-P. 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 and Resolution Memorialized 4-11-07. Applicant requested and received extension of time, pursuant to 40:55D-52.b, through March 12, 2014. Applicant requested and received additional extension of time through July 12, 2014.

Mr. Kurzman made a Motion to Memorialize the Resolution and Committeewoman Grbelja offered a Second. Roll Call Vote: Kurzman, Grbelja, Ziner and Newman voted yes to memorialize.

NEW APPLICATION:

P14-01 FROGBRIDGE, INC. - Block 53, Lot 2 - Located at 7 Yellow Meeting House Road consisting of 85.57 acres in the RC (Recreation Camp) Zone. Applicant Received Preliminary and Final Major Site Plan Approval to build a Day Camp in Resolutions Memorialized on 9-9-98 and 2-10-99. Applicant returns to the Board to Amend their Site Plan to relocate and reconstruct in-ground swimming pools; convert an existing paddle court to be used for bumper cars and Gaga pit, etc. Waivers requested to be considered. No variances requested. Noticing Required.

Peter Klouser Esq. of the law firm of Heilbrunn, Pape representing the applicant

Board Attorney Steib reads evidence into the record as follows:

- A-1 Jurisdictional Packet
- A-2 Application dated 1-27-14
- A-3 Resolution granting Preliminary and Final Major Site Plan approval dated 9-9-98
- A-4 Revised Resolution granting Preliminary and Final Major Site Plan approval dated 2-10-99
- A-5 Resolution granting Amended Preliminary and Final Major Site Plan approval dated 9-12-01
- A-6 Amended Site Plan Prepared by Geller, Sive & Company dated 1-13-14
- A-7 Architecturals prepared by Robert M. Braun, AIA dated 1-4-13, revised 2-15-13.
- A-8 Aerial prepared by Geller, Sive & Company Dated 1-24-14
- A-9 Site Plan, Sheet 4 of 4, reflecting prior Site Plan dated 1-13-14, Marked as Exhibit A-9
- PB-1 Report of Board Engineer Matt Shafai, P.E
- PB-2 Report of Board Planner Richard Coppola, P.P.

Mr. Klouser explained the applicant's amended site plan proposal.

Attorney Steib swore in Michael Geller, P.E., P.P. of Geller and Sive who is testifying as both an engineer and planner this evening. The Board is familiar with Mr. Geller and accepts him as an expert witness.

Chairman Newman presented to Attorney Steib that his son had attended Frogbridge Day Camp 8 years ago. Attorney Steib advised the Chair that enough time has elapsed and if there are no negative lingering issues, then he felt that Chairman Newman and Mr. Ziner, who is in the same situation, may proceed hearing the application. Mr. Klouser has no problem with the members considering the application.

Mr. Geller advised the property consists of 86 acres with a lake on it and was a previously a horse farm with a track and ball fields on the property. Mr. Geller stated that all outdoor-type activities take place at the day camp. He advised that the applicant had received a State NJDES permit. Mr. Geller referred to the use as a dynamic-type of use. As time progresses, things change. One of the aspects of this conversion is the hand ball court which he advised is not as popular as it was in the past. Half of that court has been converted to a gaga court. Gaga is a form of dodge ball. The other half of the court is proposed bumper car area. Mr. Geller stated that Site plan approval is needed for that use as well as a proposed pool located immediately to the south where the pools are located. The proposed pool will be 40 x 70 feet and be utilized to provide swimming lessons.

Referring to A-5, sheet 3 that reflects the pool area, where a pavilion was proposed, Frogbridge built the existing hand ball/paddle ball court. The gaga court is in a fenced-in area.

Chairman Newman asked the Board professionals to confirm that no variances would be needed which they confirmed.

The applicant has requested waivers from provision of certain completeness checklist items. These waivers are addressed. Mr. Geller advised that the EIS was provided in the initial application. Engineer Shafai advised the Board that this was a reasonable waiver request.

The applicant asked for a waiver from providing a new survey. Board Engineer Shafai's report advises that any further site plan submission should include an updated survey to be provided. The applicant agreed to that condition.

The applicant requested a waiver from providing a Tree Preservation Plan since the applicant was not proposing any clearing for this project. The swimming pool area is in a cleared area.

Mr. Geller advised that the stormwater management plan has diminimus changes. There is a stone area between the proposed new pool and the existing pools. Referring to Board Engineer Matt Shafai's report, page one, item c, they will comply with those comments and design dry wells to capture of the water in the pavilion.

The applicant advised the Board that no additional lighting is proposed since all activity takes place during the daytime hours.

Engineer Shafai advised the Board that the applicant must secure a permit from Freehold Soil Conservation.

Board Planner Richard Coppola agreed with the waivers but deferred the stormwater management waiver to Engineer Shafai. Planner Coppola saw no planning issues and that the application is in keeping with the spirit of the zone.

At 7:55 p.m., Chairman Newman opened the application to the public. Seeing no public comment, he closed that portion of the application at 7:55 p.m.

A condition of approval would be that Engineer approved the dry wells to be installed and that the applicant must prepare a new survey for any further site plan submissions.

Committeewoman Grbelja made a Motion to approve the application as conditioned and Mr. Beck offered a Second: Roll Call Vote: Grbelja, Beck, Pinney, Kurzman, Ziner, and Newman voted yes to approve the application.

Seeing no old or new business, Chairman Newman made a Motion to adjourn and Mr. Kurzman offered a Second and by unanimous vote, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Pamela D'Andrea