

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
SEPTEMBER 9, 2015**

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

The Secretary read the Adequate Notice. Salute to the Flag.

Roll Call: Present: Bailey, Grbelja, Pinney, Beck and Newman

Late: Kinsey (arriving 7:40 p.m.) Absent: Pepe, Pado, Kurzman, Ziner and Kocur

APPROVAL OF REGULAR MEETING MINUTES: August 12, 2015

The Board having reviewed the Meeting Minutes, Committeewoman Grbelja made a Motion to approve the Minutes and Ms. Pinney offered a Second. Roll Call Vote: Grbelja, Pinney, Bailey and Newman voted yes to approve the minutes.

APPROVAL OF EXECUTIVE MEETING MINUTES: August 12, 2015

The Board having reviewed the Executive Meeting Minutes, Mr. Bailey made a Motion to approve the Minutes and Ms. Pinney offered a Second. Roll Call Vote: Bailey, Pinney, Grbelja and Newman voted yes to approve the minutes.

PUBLIC COMMENT PORTION: Chairman Newman opened the public comment portion of the meeting at 7:34 p.m. Seeing no public comment, he closed that portion of the meeting at 7:34 p.m.

NEW APPLICATION:

P15-04 HOROWITZ- Block 14, Lot 11.06 known as 852 Perrineville Road and Block 14, Lot 11.07 known as 856 Perrineville Road. Lot 11.06 consisting of 40.86 acres and Lot 11.07 consisting of 43.59 acres both lots are located in the R-UP (Rural Preservation) zoning district. Applicant seeks waivers of required checklist submission items. Applicants seek a minor subdivision (Lot-Line Adjustment) of the two properties. Variances needed. Waiver hearing needed for waivers to be granted. Noticing required if waivers granted and application is to be heard.

Attorney Kenneth Pape representing the applicants provided a brief history of the property. Two brothers inherited the land from their father. He explained that Larry and Cynthia Horowitz own Lot 11.07 consisting of 43 acres. The two properties have been predominately farmland since 1923. A few small residential structures are located on the property near Perrineville Road.

The Minor subdivision consists of moving the lot-line so that one parcel will be ideal for the Monmouth County requirements and the other lot for a residence. There will be no construction or development, no lighting, no tree removal and no new streets will be created. Mr. Pape advised

that the County does not need access to this lot since they own the other lots around this property and can access the property that way. The bridge will be placed on the residential property.

The Board will hear the applicants' waiver request from providing checklist completeness items.

The applicant sought the following waivers:

Waiver from providing a Statement of Environmental Impact and Assessment;

Waiver from scale of the plans due to the size of the proposed subdivision are 1"= 100 ft. whereas 1"= 50 ft. is required; and Waiver from provision of statement from utility companies as to serviceability of the site.

The Board Engineer and Planner have no problem with those requests since this is a proposed lot line adjustment and no construction is proposed.

Mayor Kinsey arrives at 7:40. Attorney Steib advised that Mayor Kinsey will not be eligible to vote on waiver request but he will be eligible to vote on the minor subdivision.

Committeewoman Grbelja made a Motion to grant the waivers and Mr. Beck offered a Second. Roll Call Vote Grbelja, Beck, Bailey, Pinney and Newman voted yes to grant the Waivers.

The Waivers are granted, the application is deemed complete and the applicant proceeds with the application.

Mr. Pape offered a brief overview of the witnesses who will testify this evening.

Loralie Totten sworn in Crest Engineering. She received her B.S. in civil engineering from Lehigh University in 1977 and in 1986 she received her P.E. in the State of New Jersey. Ms. Totten has appeared before this Board and they recognize her as a professional engineer.

Board Attorney Michael Steib advised that the applicant has noticed for the meeting and the Board has jurisdiction to hear the matter.

Attorney Steib marked the following exhibits into evidence:

- A-1 Jurisdictional Packet
- A-2 Application dated 7-30-15
- A-3 Survey of Block 14, Lot 11.06 prepared by Crest Engineering dated 6/12/15
- A-4 Survey of Block 14, Lot 11.07 prepared by Crest Engineering dated 11/7/14
- A-5 Minor Subdivision Plan prepared by Crest Engineering dated 6/12/15
- PB-1 Report of Board Engineer dated

- PB-2 Board Report of Board Planner dated 9-3-15
- PB-3 Monmouth County Planning Board - Conditional Final Approval dated 8-10-15

Additionally, three additional exhibits were entered into evidence as follows:

- A-6 500 foot aerial vicinity map
- A-7 Colorized Version of colorized Subdivision Plan with Existing Conditions
- A-8 Colorized Version of Proposed Plan

Ms. Totten referring to Exhibit A-8, pointed out the location of the bridge which will remain on the residential piece and will remain private.

Ms. Totten reported on the technical aspects of the application referring to Board Engineer Shafai's 8-26-15 report and advised that they will comply with the comments that will be placed on the final version of the plan.

Engineer Shafai asked about the three buildings on the existing lots. Mr. Pape advised that they will be coming down. He clarified that the residence on Lot 11.07 will remain and be used a residence.

Mr. Coeyman will address the bridge on Lot 11.09.

Attorney Steib swore in Andy Coeyman, Monmouth County Parks, Lincroft, New Jersey. Andy Coeyman advised that it is the goal of the County to preserve this property.

Entered into Evidence is Exhibit A-9: Millstone Township Preserved Land Map.

Mr. Coeyman referred to Exhibit -9 stating that the Map reflects State, County and Township preserved lands and trail systems. Mr. Coeyman explained that County wide, beginning in 1950, they are trying to create a County Park System. Their goal was to encompass 19,099 acres for the Park system. He advised that including this property that is before the Planning Board, they will at 16,508 acres. He advised that the County has made great progress. Mr. Coeyman offered that Millstone Township has been great to work with.

Mr. Coeyman stated that they began discussing this park in the late 1990s. Mr. Coeyman advised that Perrineville Lake Park presently encompasses 1100 acres. He stated that he wished every town in the County could be Millstone Township. He explained which properties the County would like to link up in the future.

Mr. Coeyman advised that the County Freeholders have approved this purchase. The County has encumbered their funds and this purchase is entirely funding by the County. The time frame they are looking at for the tear down of the old buildings is about two years.

Mr. Coeyman discussed the stream corridors per Engineer Shafai's request. Millstone is the beginning of five watersheds. He explained the importance of protecting the stream corridors by including them in County property purchases.

Mr. Coeyman explained that ball fields are more of a municipality responsibility. He stated that municipalities should be preserving 3% of the land area, the County 7% based on Green Acres back in the 1960s. The County has a limited number of soccer fields and rugby fields. He advised their main goal is to have regional parks of at least 300 acres in size where a greater region of people can enjoy them.

The regional park formula is 80% natural and 20% minimally developed.

Planner Fred Heyer in his report, addressed his concern about Lot 11.09 and to protect the property while in limbo and restrict it against future development. Mr. Pape explained how they would subdivide the property sending Tract A and B directly to the County, taking off the road dedication. After discussion Planner Heyer felt that plan Mr. Pape addressed his concern.

Committeewoman Grbelja explained that in 2005 the whole of Perrineville Lake Park was under threat of being purchased by a private party. She explained that they walked the area, along with the County and State, for 4 1/2 hours from Agress Rd. to Rt. 571 back and forth to view the vernal ponds and observe how beautiful this area was. She stated that she was thrilled when the County Park System called the town and stated they were interested in preserving.

Attorney Steib swore in Allison Coffin who provided her educational background. She earned her Bachelor's degree from Boston College. She is a licensed planner in the State of New Jersey and certified with the American Institute of Certified Planners for the past 12 years. Ms. Coffin has testified before 80 communities. She is accepted as an expert witness.

Ms. Coffin testified that she had reviewed the Zoning Ordinance and the Master Plan and had also visited the site. She stated the variance relief sought was minimal relating to the width and frontage of the proposed lot. Ms. Coffin went through the Municipal Land Use Law criteria. She explained why there are significant reasons to support the granting of the variances. She stated that the project promotes open space. Ms. Coffin advised that the benefits outweigh any detriments and addressed the significant public benefit of this project.

The variances were discussed. Engineer Shafai feels that the variances are still there and the Board must address them even though the buildings will be taken down in the future. Planner Heyer stated that the variances are related to the lots and not necessarily the structures. Planner feels the structures should come down as quickly as possible.

Attorney Steib went through the conditions of approval for the Board should they vote positively on the application, including but not limited to, the homes on new Lot 11.07 will be removed within a two year period of time, they buildings will remain vacant and are not intended to be used today or moving forward, the property will be created by deed that creates a 68-acre lot to go directly to Monmouth County, eliminating the concern for future subdivision, applicants will comply with the professionals reports.

Seeing no further questions or comments from the Board or its professionals, Chairman Newman opened the application to the public and seeing none, closed the public portion

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

OLD BUSINESS: Mt. Laurel.

At 8:20 p.m., Attorney Steib advised the Board that they would have to leave the regular session of the meeting to enter into Executive Session to discuss pending litigation.

Chairman Newman made a Motion to leave the regular Session and enter into Executive Session, Committeewoman Grbelja offered a Second, and by unanimous vote, the Board went into executive session.

At 8:50 p.m., the Board entered back into the regular session and seeing no further business, Chairman Newman made a Motion to Adjourn, Mr. Bailey offered a Second, and by unanimous vote, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Pamela D'Andrea