

TOWNSHIP OF MILLSTONE PLANNING BOARD
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

REGULAR MEETING FOR:

MILLSTONE TOWNSHIP 2017 MASTER PLAN DOCUMENT

TRANSCRIPT OF PROCEEDINGS
WEDNESDAY NOVEMBER 8, 2017

B E F O R E:

- MITCHELL NEWMAN, Chairman
- AL FERRO
- NANCY GRBELJA, Committeewoman
- MICHAEL KUCZINSKI, Mayor
- THOMAS PADO
- MARY PINNEY
- ROSE OXLEY
- JEFFREY ZINER

A L S O P R E S E N T:

- MICHAEL B. STEIB, ESQUIRE, Board Attorney
- MATT SHAFAI, P.E., Board Engineer
- FRED HEYER, P.P., Board Planner
- PAMELA D'ANDREA, Board Secretary

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TRANSCRIPT of the stenographic notes of the proceedings in the above-entitled matter, as taken by and before ANGELA C. BUONANTUONO, a Certified Court Reporter, Registered Professional Reporter, Certified LiveNote Reporter and Notary Public of the State of New Jersey, held at THE TOWNSHIP OF MILLSTONE MUNICIPAL MEETING ROOM, 215 Millstone Road, Millstone Township, New Jersey, 08535 on Wednesday, November 8, 2017, commencing at 7:30 in the evening.

E X H I B I T S

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1 CHAIRMAN NEWMAN: Okay, everybody,
 2 welcome to the November 8th meeting of the Millstone
 3 Township Planning Board.
 4 Pam, would you please read the Statement
 5 of Adequate Notice.
 6 MRS. D'ANDREA: Let the minutes show that
 7 adequate notice of this meeting as required by P.L.
 8 1975, Chapter 231, has been provided by publication
 9 in the Asbury Park Press and The Times of Trenton,
 10 posted on the township bulletin board and filed with
 11 the township clerk on the same date.
 12 The Township of Millstone will be
 13 videotaping and recording this meeting for replay on
 14 Millstone's PEG channel. By attending this evening
 15 attendees acknowledge this recording and agree to
 16 allow their images to be recorded. All attendees and
 17 participants agree to conduct themselves in a manner
 18 appropriate for public gathering.
 19 Individual speakers should be advised
 20 that no right of privacy protects a person's public
 21 comments made in a public forum. Accordingly all
 22 participants bear responsibility for their own
 23 statements and commentary.
 24 CHAIRMAN NEWMAN: Thank you. Would
 25 everyone please stand and join us for a flag salute.

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1 (Pledge of Allegiance.)
 2 CHAIRMAN NEWMAN: Thanks, everybody.
 3 Pam, would you please call the roll.
 4 MRS. D'ANDREA: Yes. Mr. Beck is absent.
 5 Committeewoman Grbelja?
 6 COMMITTEEWOMAN GRBELJA: Here.
 7 MRS. D'ANDREA: Mayor Kuczinski?
 8 MAYOR KUCZINSKI: Here.
 9 MRS. D'ANDREA: Chairman Newman?
 10 CHAIRMAN NEWMAN: Here.
 11 MRS. D'ANDREA: Ms. Oxley?
 12 MS. OXLEY: Here.
 13 MRS. D'ANDREA: Mr. Pado?
 14 MR. PADO: Yes.
 15 MRS. D'ANDREA: Vice-chairman Pepe is
 16 absent. Ms. Pinney?
 17 MS. PINNEY: Yes.
 18 MRS. D'ANDREA: Mr. Ziner?
 19 MR. ZINER: Here.
 20 MRS. D'ANDREA: Ms. Curtis is absent.
 21 And Mr. Ferro?
 22 MR. FERRO: Here.
 23 MRS. D'ANDREA: Thank you.
 24 CHAIRMAN NEWMAN: Thanks. Pam previously
 25 distributed the meeting minutes from the October 11th

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1 meeting. Would someone like to make a motion to
 2 adopt those minutes?
 3 MAYOR KUCZINSKI: I'll move it.
 4 CHAIRMAN NEWMAN: Okay, thank you.
 5 MR. FERRO: Second.
 6 MRS. D'ANDREA: I'm sorry, that was Mr.
 7 Ziner on the motion?
 8 MAYOR KUCZINSKI: No, Mayor Kuczinski.
 9 CHAIRMAN NEWMAN: Any comments or
 10 suggested revisions? Seeing none, Pam would you
 11 please call the roll?
 12 MRS. D'ANDREA: Yes. Mayor Kuczinski?
 13 MAYOR KUCZINSKI: Yes.
 14 MRS. D'ANDREA: Mr. Ferro?
 15 MR. FERRO: Yes.
 16 MRS. D'ANDREA: Committeewoman Grbelja?
 17 COMMITTEEWOMAN GRBELJA: Yes.
 18 MRS. D'ANDREA: Chairman Newman?
 19 CHAIRMAN NEWMAN: Yes.
 20 MRS. D'ANDREA: Ms. Oxley?
 21 MS. OXLEY: Yes.
 22 MRS. D'ANDREA: Mr. Pado?
 23 MR. PADO: Yes.
 24 MRS. D'ANDREA: Ms. Pinney?
 25 MS. PINNEY: Yes.

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1 MRS. D'ANDREA: And Mr. Ziner?
 2 MR. ZINER: Yes.
 3 MRS. D'ANDREA: Thank you.
 4 CHAIRMAN NEWMAN: Thanks. Next is public
 5 comment portion. If there is anyone here in the
 6 audience that would like to comment on anything that
 7 is not otherwise scheduled for public comment, now is
 8 your opportunity.
 9 Seeing none, we'll close the public
 10 comment portion and move on to our first substantive
 11 agenda item which is the Master Plan, the 2017 Master
 12 Plan.
 13 So I would like to turn it over to our
 14 planner to introduce where we are.
 15 MR. STEIB: Mr. Chairman, before we hear
 16 Mr. Heyer I should note that there are two items that
 17 the board has received in connection with this
 18 application. They include the jurisdictional packet
 19 which is Exhibit A-1. And the Master Plan prepared
 20 by Heyer & Gruel Associates and Leon S. Avakian,
 21 Incorporated, dated November 2017, which is A-2.
 22 I've reviewed the jurisdictional packet.
 23 It is in order and the board does have jurisdiction
 24 to consider the Master Plan and its adoption.
 25 (Exhibit A-1, Jurisdictional Packet, is

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1 marked and admitted.)
 2 (Exhibit A-2, Master Plan, is
 3 marked and admitted.)
 4 CHAIRMAN NEWMAN: Okay, thanks. Fred?
 5 MR. HEYER: Good evening. This is the
 6 second in a series of meetings, public hearings on
 7 the adoption of a revised Master Plan for the
 8 township.
 9 At the last meeting in October Helen
 10 Zincavage went through in great detail all the
 11 revisions and changes that were performed to the
 12 various elements. It was not a wholesale revision.
 13 Our office took the previously adopted elements and
 14 updated them.
 15 There are no significant land use changes
 16 with respect to zoning and the land use the way most
 17 master plans are. The focus here was really about
 18 bolstering and reinforcing the township's vision of
 19 itself and principally in the area of protection of
 20 the environment. Protection of your rural character,
 21 farmland preservation, parks, recreation, open space,
 22 trails.
 23 Most of the environmentally related
 24 elements were updated and additional background
 25 information was placed in the document.

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1 Additional support information for
 2 retaining the town's rural character and relatively
 3 low-density zoning was incorporated.
 4 There were additional vision statements.
 5 Additional information particularly about watersheds
 6 and water quality as a tool for preserving the
 7 environment, as something that needed to be
 8 preserved.
 9 All of your various planning efforts that
 10 dealt with acquiring farmland and open space have
 11 been updated and brought together in one place.
 12 Most of your boards, agencies and
 13 commissions were contacted for their input. And we
 14 put together a document that is dated November 17th,
 15 that I believe reflects the current comments. The
 16 last round of revisions from the board were taken and
 17 we believe we have addressed all of those concerns.
 18 The principal purpose of tonight's
 19 meeting is really to entertain any public comment or
 20 any further revisions before the document is actually
 21 adopted.
 22 In addition to the plan we have prepared
 23 a map series in poster size, and all of the maps
 24 larger. Some of the maps are more difficult to read
 25 in a small format. They will be available for public

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1 inspection as well so people can come in and see
 2 what's on those.
 3 For the board members that want, once we
 4 have a final edited version of the plan, we will be
 5 providing hard copies in sufficient quantity for the
 6 board members. We can provide discs or other
 7 electronic media if you would like, if you would
 8 rather.
 9 So that's it.
 10 CHAIRMAN NEWMAN: Okay. Thank you very
 11 much.
 12 Before we proceed with board comments or
 13 any questions, I want to open it up to the public and
 14 see if there's any comments or questions from anyone
 15 in the public. Seeing none we'll close the public
 16 comment portion.
 17 With regard to the revisions and the
 18 charge that we had given you and your team at the
 19 last meeting, it looks like a job well done. I
 20 appreciate some of the reformatting just to put the
 21 focus on what we were identifying as some of the more
 22 unique characteristics of Millstone. So thank you
 23 for doing that. It's front and center and I think it
 24 makes a statement in favor of the township's goals.
 25 Thanks.

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1 MR. HEYER: Two other comments. It was
 2 brought to my attention that on Page 13, where it
 3 says, "The purpose of the Master Plan is that the
 4 re-examination must be undertaken at least once every
 5 six years," and it's now ten. Mr. Steib informed me
 6 that that needs to be revised.
 7 In addition too, the cover is a pretty
 8 mundane-looking thing and we're going to take input
 9 for an assortment of pictures that should be on the
 10 cover to put the town in its best light with a
 11 representative photo.
 12 MAYOR KUCZINSKI: But that has no bearing
 13 on approval?
 14 MR. HEYER: No substantive.
 15 CHAIRMAN NEWMAN: So we're still able to
 16 take action on the plan?
 17 MR. HEYER: There are no substantive
 18 changes.
 19 CHAIRMAN NEWMAN: Okay. Any other
 20 comments or questions from the Board?
 21 MS. PINNEY: I would just like to say
 22 that I think it makes a great reading, frankly. I
 23 think it's really well done. And I read it several
 24 times in all of this and I'm really impressed with
 25 how well it was composed.

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1 MR. HEYER: Your original plan was well
 2 done. The Coppolas did you well. So this was not
 3 that heavy a lift so you've continued to do good
 4 work.

5 COMMITTEEWOMAN GRBELJA: I know that I
 6 was getting a little worried but I really have to
 7 thank everyone that is involved. And certainly I
 8 know I put a lot of pressure on Pam. It had to get
 9 done. We needed it done by December 31st or we were
 10 going to have heads roll.

11 But I really have to thank Fred and I
 12 have to thank Matt and certainly the board and really
 13 everybody, and Pat who really took a lot of time to
 14 read through especially the open space part and
 15 certainly kept me up late a lot of nights going over
 16 stuff line for line.

17 But I'm happy with the document,
 18 especially now. We really needed to have something
 19 in place to make sure that we didn't lose our zoning.
 20 And it makes me very proud.

21 I really feel, just in a lot of the stuff
 22 that we have on the community blogs, sometimes I
 23 think that we have a community that kind of loses
 24 sense of where we are, but I think on some of the
 25 public forums that we have there really has been a

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1 resurgence of people coming out and talking about the
 2 importance of our rural character and the open space.
 3 And the Open Space Council actually has a page where
 4 people are posting pictures of wildlife, birds that
 5 are -- the bald eagle and different types of wildlife
 6 shots that are caught in Millstone in the Assunpink,
 7 and foliage and plant life that exists within our
 8 community that really is just stunning and people
 9 really are feeding into that. And it just is a
 10 reinforcement of what we live with and it's great.

11 You know, we had the open space tax for
 12 the county which Millstone will benefit from which
 13 passed yesterday with the referendum and it really
 14 just continues to add to what our town is about.

15 And when we have a Master Plan that is as
 16 strong and really has been bolstered, as you said,
 17 and reinforced in the areas to make sure that we are
 18 protecting our natural resources and our watersheds,
 19 it's really bringing us back to our roots and not
 20 only reinforcing our commitment of our boards and
 21 commissions but it is also reinforcing the desire of
 22 our community to maintain our community as it is.

23 So, really, and all of the input that we
 24 had from the members of the planning board and your
 25 commitment even since the time that I started on the

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1 planning board has really been so important for us to
 2 keep the town as it is. So I have to give you guys
 3 credit for doing this.

4 CHAIRMAN NEWMAN: Okay, thanks. And we
 5 always appreciate your leadership.

6 Any other comments or questions?
 7 Certainly of also Matt or Mike, if there's anything
 8 we need to talk about or add?

9 MR. STEIB: Not from my end.
 10 MR. SHAFAI: We're good.

11 CHAIRMAN NEWMAN: Would it be
 12 appropriate, Mike, that we entertain a motion? And
 13 would the motion be in the form of to adopt the
 14 Master Plan?

15 MR. STEIB: That's it.
 16 CHAIRMAN NEWMAN: Is there anything else
 17 we need to do from a technical standpoint?

18 MR. STEIB: To adopt the Master Plan, and
 19 we have a resolution for you to approve to
 20 memorialize at the same time.

21 CHAIRMAN NEWMAN: Okay. That would be
 22 this evening, two steps?

23 MR. STEIB: You can have a vote to adopt
 24 and memorialize in one step.

25 CHAIRMAN NEWMAN: Okay. So the board

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1 would entertain a motion to adopt the Master Plan as
 2 proposed and memorialize a resolution of that action,
 3 if someone would like to make that motion.

4 MR. ZINER: I'll move it.
 5 CHAIRMAN NEWMAN: We have a motion. Is
 6 there a second?

7 MS. OXLEY: I'll second.
 8 CHAIRMAN NEWMAN: Any comment or further
 9 discussion? Seeing none, Pam, would you please call
 10 the roll?

11 MRS. D'ANDREA: Yes. Mr. Ferro?
 12 MR. FERRO: Yes.
 13 MRS. D'ANDREA: Ms. Oxley?
 14 MS. OXLEY: Yes.
 15 MRS. D'ANDREA: Committeewoman Grbelja?
 16 COMMITTEEWOMAN GRBELJA: Yes.
 17 MRS. D'ANDREA: Mayor Kuczinski?
 18 MAYOR KUCZINSKI: Yes.
 19 MRS. D'ANDREA: Mr. Pado?
 20 MR. PADO: Yes.
 21 MRS. D'ANDREA: Ms. Pinney?
 22 MS. PINNEY: Yes.
 23 MRS. D'ANDREA: And Mr. Ziner?
 24 MR. ZINER: Yes.
 25 MRS. D'ANDREA: Thank you.

1 CHAIRMAN NEWMAN: You're not going to --
 2 MRS. D'ANDREA: Oh, and Mr. Newman. I'm
 3 sorry. Chairman Newman? Freudian slip.
 4 CHAIRMAN NEWMAN: A belated yes.
 5 MRS. D'ANDREA: I got you back for the
 6 last minutes.
 7 CHAIRMAN NEWMAN: That was like three
 8 meetings ago.
 9 MRS. D'ANDREA: I know. I'm Italian, I
 10 hold it.
 11 CHAIRMAN NEWMAN: Well, thank you,
 12 everybody. And Fred and Matt, thanks for your hard
 13 work.
 14 Next on our agenda is old business, Mt.
 15 Laurel update. Is there anything to update?
 16 MR. STEIB: Mr. Chairman, I have nothing
 17 to update. We have had no development since we last
 18 spoke at the last meeting.
 19 CHAIRMAN NEWMAN: All right, thank you.
 20 And seeing nothing else on our agenda, Pam, let's
 21 confirm --
 22 MRS. D'ANDREA: I do have a couple of
 23 items.
 24 CHAIRMAN NEWMAN: Oh, sure. Go ahead.
 25 MRS. D'ANDREA: I just wanted to know if

1 everyone was available for our December 13th meeting?
 2 I have a few things on the agenda and I just need a
 3 quorum for that. So you can email that to me, I am
 4 just doing a head count now. I would like to get
 5 some things taken care of at that meeting before the
 6 year ends, if I could.
 7 CHAIRMAN NEWMAN: Send an email.
 8 MRS. D'ANDREA: I will, but I'm just
 9 verbally planting the seed.
 10 MR. FERRO: I'm good.
 11 CHAIRMAN NEWMAN: Anything else?
 12 MRS. D'ANDREA: That's all.
 13 CHAIRMAN NEWMAN: Okay. Thank you for
 14 bringing that up.
 15 Would anyone like to make a motion to
 16 adjourn? I think that's our last order of business.
 17 I'll make the motion to adjourn.
 18 COMMITTEEWOMAN GRBELJA: I'll second.
 19 CHAIRMAN NEWMAN: All in favor say "Aye."
 20 BOARD MEMBERS IN UNISON: Aye.
 21 CHAIRMAN NEWMAN: Any opposed can stay
 22 the night. Thank you.
 23
 24 (Hearing concluded at 7:45 p.m.)
 25

C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the deposition as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.



Angela C. Buonantuono, CCR, RPR, CLR

Notary Public of the State of New Jersey
License No. 30XI00233100
Dated: November 11, 2017

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