

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JANUARY 11, 2017**

At 7:31p.m., Mitch Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

Attorney Steib swore in appointed Members as follows: Committeewoman Grbelja, Class II, Mary Pinney, Class III and Stacie M. Curtis, Alt II.

ELECTION OF OFFICERS:

Chairman - Nominations for the Chairman were open. Committeewoman Grbelja made a Motion to nominate Mr. Newman as Chairman and Ms. Pinney offered a Second. Seeing no other nominations for Chairman, by unanimous vote, the nominations for Chairman are closed. Roll Call Vote: Grbelja, Pinney, Beck, Pado, Ziner and Curtis voted yes to elect Mr. Newman.

Mr. Newman thanked the Board.

Vice-Chairman - Nominations for Vice-Chairman were open. Chairman Newman advised that Mr. Pepe does a great job stepping up to chair a meeting in his absence. Committeewoman Grbelja made a Motion to nominate Mr. Pepe as Vice-Chairman and Ms. Pinney offered a Second. Seeing no other nominations for Vice-Chairman, by unanimous vote, the nominations for Chairman are closed. Roll Call Vote: Grbelja, Pinney, Beck, Pado, Ziner, Curtis and Newman voted yes to elect Mr. Pepe.

Board Secretary - Nominations for Secretary were open. Mr. Pado made a Motion to nominate Pam D'Andrea as Secretary and Ms. Curtis offered a Second. Seeing no other nominations for Secretary, by unanimous vote, the nominations for Secretary are closed. Roll Call Vote: Pado, Curtis, Beck, Grbelja, Pinney, Ziner and Newman voted yes to appoint Mrs. D'Andrea as Secretary.

Mrs. D'Andrea thanked the Board.

PROFESSIONALS:

The Board next considered nominations for its professionals. Chairman Newman advised that the Board has a fair and open bidding process.

Board Attorney: Chairman Newman reported that there were two bids received for the position of Planning Board Attorney. Chairman Newman advised that he reviews every proposal submitted for every position. Chairman Newman made a Motion to reappoint Michael B. Steib of Michael B.Steib, P.A. as Board Attorney citing the fantastic work that he has done for the Board and the

quality of his proposal. Mr. Pado offered a Second. Roll call Vote: Newman, Pado, Beck, Grbelja, Pinney, Ziner and Curtis voted yes to appoint Attorney Steib.

Committeewoman Grbelja stated that Attorney Michael Steib has been with the Board since 2004 and has done an outstanding job working for the Planning Board.

Mr. Steib thanked the Board.

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

Committeewoman Grbelja stated that Engineer Shafai has been with the Township since she was elected in 2004 citing that he understands what our community is about, knows the master plan, is an asset, and has done a great job for the Board and the Township.

Mr. Shafai thanked the Board.

Board Planner - Ms. Curtis made a Motion to nominate the firm of Heyer, Gruel and Associates with Fred Heyer as the principal planner for the position of Board Planner and Ms. Pinney offered a Second. Committeewoman Grbelja stated that when she was elected in 2004, Richard Coppola was the Planner for the Board. Since his leaving and retiring, Mr. Heyer has made a seamless transition into that position and has done a great job for the Board and the Township.

Seeing no other nominations for Board Planner and by unanimous vote, the nominations for Planner are closed. Roll Call Vote: Curtis, Pinney, Grbelja, Beck, Pado, Ziner and Newman voted yes to appoint Planner Fred Heyer of Heyer, Gruel and Associates.

Mr. Heyer thanked the Board.

Court Reporter – Mr. Ziner made a Motion to nominate Angela Buonantuono as Board Court Reporter and Ms. Pinney offered a Second. There were no other nominations for the position of Board Court Reporter. Roll Call Vote: Ziner, Pinney, Beck, Grbelja, Pado, Curtis and Newman voted yes to appoint Angela Buonantuono as Board Court Reporter.

DESIGNATION OF THE OFFICIAL NEWSPAPERS

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

REGULAR MONTHLY MEETING SCHEDULE

The Board having reviewed the proposed monthly meeting schedule, Ms. Curtis made a Motion to adopt the regular monthly meeting schedule and Mr. Pado offered a second. Chairman Newman read the meeting dates into the record. Roll Call Vote: Curtis, Pado, Beck, Grbelja, Pinney, Ziner and Newman voted yes to adopt that Regular Monthly Meeting Schedule to be held on the

following dates in 2017 and the first meeting date in 2018 beginning at 7:30 p.m. in the Municipal Meeting Room located at 215 Millstone Road, Millstone Township, New Jersey as follows:

January 11, 2017	August 9, 2017
February 8, 2017	September 13, 2017
March 8, 2017	October 11, 2017
April 12, 2017	November 8, 2017
May 10, 2017	December 7, 2017 (Thursday)
June 14, 2017	January 10, 2018
July 12, 2017	

APPROVAL OF MEETING MINUTES: December 14, 2016.

The Board having reviewed the proposed meeting minutes, Ms. Pinney made a Motion to adopt the Minutes and Mr. Ziner offered a Second. Roll Call Vote: Pinney, Ziner, Beck, Grbelja, Pado, Curtis and Newman voted yes to approve.

RESOLUTION:

P16-05 33 ASSOCIATES (RIVERSIDE CENTER) – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant received Preliminary and Final Subdivision Approval in Resolution Memorialized 12-10-14 to create nine (9) lots. Applicant sought and received one (1) year extension of time. Request approved 12-14-16.

The Board having reviewed the Resolution, Ms. Pinney made a Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Pinney, Beck, Grbelja, Pado, Ziner, Curtis and Newman voted yes to memorialize the Resolution.

P16-06 33 ASSOCIATES (RIVERSIDE CENTER) - Block 18, Lot 2.03 Located on Old Route 33 and Farrington Blvd. 14.93 Acres located in the PCD Zone. Applicant received Preliminary and Final Site Plan approval to construct a 94,500-s.f. warehouse/storage area, a 4,000-s.f. showroom and 4,000 s.f. Administrative offices in Resolution memorialized 12-10-14. Applicant sought and received one (1) year extension of time. Request approved 12-14-16.

The Board having reviewed the Resolution, Mr. Ziner made a Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Ziner, Beck, Grbelja, Pado, Pinney, Curtis and Newman voted yes to memorialize the Resolution.

PUBLIC COMMENT PORTION: 15-Minute Limit

Chairman Newman opened the meeting to the public at 7:50. Seeing no public comment, he closed that portion of the meeting at the same time.

OLD BUSINESS:

Attorney Steib provided an update and advised that it was not necessary to go into an executive session to provide the information.

Attorney Steib advised that the status is currently the same as last month. The Supreme Court heard oral argument on the last day of November, 2016. Everyone is awaiting their decision which should be forthcoming. The decision would be whether or not there is a gap period that has to be

filled. He advised that the Township Committee and subcommittee continues to work on what we think is the right program to satisfy our obligation.

NEW BUSINESS:

The Board members received their bi-annual updates of the codified Land Use Ordinances to place in their Land Use and Development Regulation Books.

A volunteer Master Plan non-quorum working group was to be organized after the meeting.

Seeing no further discussion or new business, Chairman Newman made the Motion to Adjourn. Ms. Pinney offered a Second and by unanimous vote, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Pamela D'Andrea