

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

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REGULAR MEETING FOR:

MILLSTONE TOWNSHIP 2017 MASTER PLAN DOCUMENT

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TRANSCRIPT OF PROCEEDINGS  
WEDNESDAY OCTOBER 11, 2017

B E F O R E:

- MITCHELL NEWMAN, Chairman
- ROBERT BECK
- AL FERRO
- NANCY GRBELJA, Committeewoman
- MICHAEL KUCZINSKI, Mayor
- MARY PINNEY
- 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, October 11, 2017, commencing at 7:30 in the evening.

A P P E A R A N C E S:

HEYER, GRUEL & ASSOCIATES  
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--Presenting Planner

E X H I B I T S

<u>EXHIBIT NO.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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A-2	Draft Master Plan	7

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

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1 CHAIRMAN NEWMAN: Thanks, everybody.  
 2 Pam, would you please call the roll?  
 3 MRS. D'ANDREA: Yes. Mr. Beck?  
 4 MR. BECK: Yes.  
 5 MRS. D'ANDREA: 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: Yes.  
 11 MRS. D'ANDREA: Ms. Pinney?  
 12 MS. PINNEY: Yes.  
 13 MRS. D'ANDREA: Mr. Ziner?  
 14 MR. ZINER: Yes.  
 15 MRS. D'ANDREA: Mr. Ferro?  
 16 MR. FERRO: Here.  
 17 MRS. D'ANDREA: And Ms. Oxley, Mr. Pado,  
 18 Mr. Pepe and Ms. Curtis are absent, but we have a  
 19 quorum this evening.  
 20 CHAIRMAN NEWMAN: Okay, thank you. First  
 21 thing are on our agenda is approval of minutes from  
 22 the August 9th meeting. And the people listed in the  
 23 agenda are those that can make the motion and then  
 24 vote on that approval.  
 25 So would somebody like to make a motion

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1 to approve the August 9th meeting minutes?  
 2 MAYOR KUCZINSKI: I'll move it.  
 3 MS. PINNEY: I second.  
 4 COMMITTEEWOMAN GRBELJA: Mike, and Mary  
 5 second.  
 6 CHAIRMAN NEWMAN: That sounds good. Any  
 7 comments or suggested revisions?  
 8 Seeing none, Pam, would you please call  
 9 the roll?  
 10 MRS. D'ANDREA: Mayor Kuczinski?  
 11 MAYOR KUCZINSKI: Yes.  
 12 MRS. D'ANDREA: Ms. Pinney?  
 13 MS. PINNEY: Yes.  
 14 MRS. D'ANDREA: Mr. Beck?  
 15 MR. BECK: Yes.  
 16 MRS. D'ANDREA: Committeewoman Grbelja?  
 17 COMMITTEEWOMAN GRBELJA: Yes.  
 18 MRS. D'ANDREA: And Mr. Ferro?  
 19 MR. FERRO: Yes.  
 20 MRS. D'ANDREA: Thank you.  
 21 CHAIRMAN NEWMAN: Okay, thank you.  
 22 Next is public comment portion. If  
 23 anyone would like to comment on anything that is not  
 24 otherwise scheduled on our agenda, this would be the  
 25 time to do so.

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1 Seeing none, we'll close the public  
 2 comment portion.  
 3 On our agenda tonight is our Master Plan.  
 4 And what I wanted to do is introduce our consultants  
 5 and they'll take it from there and we'll be guided  
 6 accordingly.  
 7 MR. STEIB: And before we do that, I  
 8 should note that this meeting has been noticed  
 9 publicly. We have a jurisdictional packet. It was  
 10 properly noticed in the newspaper and to the  
 11 appropriate municipalities and other governmental  
 12 agencies. And the draft -- that's Exhibit A-1, the  
 13 jurisdictional packet.  
 14 Exhibit A-2 is the draft Master Plan for  
 15 October 2017.  
 16 (Exhibit A-1, Jurisdictional packet, was  
 17 marked for Identification.)  
 18 (Exhibit A-2, Draft Master Plan, was  
 19 marked for Identification.)  
 20 CHAIRMAN NEWMAN: Okay. Introduce  
 21 yourself, please.  
 22 MS. ZINCAVAGE: Hi. I'm Helen Zincavage.  
 23 I'm an associate planner with the firm Heyer & Gruel  
 24 Associates and we are contracted with the township to  
 25 prepare an update to the Master Plan.

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1 And so what I want to go over tonight,  
 2 the process was really aimed at having an update to  
 3 the Master Plan, not so much doing from scratch, so  
 4 we took the existing document and the previous  
 5 document was from 2003, and so really we were looking  
 6 at what was written at the time, what's still  
 7 applicable.

8 There is a lot of continuity between the  
 9 old content and the new. We were just kind of  
 10 revising where necessary.

11 CHAIRMAN NEWMAN: Do you mind if I  
 12 interrupt with a couple of quick questions?

13 MS. ZINCAVAGE: Sure thing.

14 CHAIRMAN NEWMAN: In the document we  
 15 reviewed, some of the text was black and some was  
 16 red.

17 MS. ZINCAVAGE: Yes.

18 CHAIRMAN NEWMAN: Just confirm which  
 19 was --

20 MS. ZINCAVAGE: Sure. Yeah, absolutely.  
 21 So the black text was literally word-for-word from  
 22 the 2003 plan with the red text being any new  
 23 additions.

24 CHAIRMAN NEWMAN: Okay. Thanks.

25 MS. ZINCAVAGE: Yes, and so the

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1 presentation will basically highlight the changes.  
 2 Kind of the purpose of doing an update in  
 3 this way, I know you get to talk more about what are  
 4 existing conditions now and thinking about Township  
 5 policies and objectives. The Master Plan is really  
 6 supposed to be the backing for our land use policies,  
 7 so it's important to make sure that on the policy  
 8 level, everything contained in the Master Plan is  
 9 reflective of the Township's goals and objectives.  
 10 And then it helps to coordinate with other levels of  
 11 government such as county and the state. I kind of  
 12 already talked about that.

13 So the Master Plan, as it was in 2003 and  
 14 as it is now, had two sections. There was kind of an  
 15 introductory section and a background study section  
 16 and then the actual Master Plan elements. So we  
 17 retained that basic structure.

18 One thing we did add to the introduction  
 19 was this concept of a community vision. And this is  
 20 just kind of a snapshot -- it's a statement that  
 21 takes a snapshot in time and projects forward, you  
 22 know, this is how we envision our town. It's our  
 23 driving philosophy; this is the point we're trying to  
 24 get to.

25 And so in the vision statement that we

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1 developed as well as all the elements, all of the  
 2 updated recommendations, objectives, and policies,  
 3 what was really -- what we really stressed was  
 4 Millstone's status as an environmentally sensitive  
 5 community and as a rural agricultural community with  
 6 that kind of heritage.

7 So the vision statement, it mentions that  
 8 thriving agricultural community aspect that is really  
 9 unique because of the fact that the Township does so  
 10 much to preserve farmland and its environmentally  
 11 sensitive features with the intent of preserving  
 12 those for future generations to enjoy.

13 And that the township accommodates  
 14 development but really intentionally not manages it  
 15 in terms of Smart Growth and preserving those  
 16 environmentally sensitive natural features.

17 CHAIRMAN NEWMAN: Helen, I hope you don't  
 18 mind if I interrupt?

19 MS. ZINCAVAGE: No, please. It's easier.

20 CHAIRMAN NEWMAN: Because it's my  
 21 favorite thing.

22 So, at the end of the day, the Master  
 23 Plan that you had sent around, a couple hundred pages  
 24 or so, that will be our Master Plan and you will --  
 25 will you still have to go back and look at prior

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1 versions or will this be the only -- the stand-alone  
 2 document?

3 MS. ZINCAVAGE: It will be the  
 4 stand-alone document, yes.

5 CHAIRMAN NEWMAN: Okay, thanks.

6 MS. ZINCAVAGE: So one of the main points  
 7 of the update was to update the information it  
 8 contains in terms of the background studies.  
 9 Something you look at initially is demographics.  
 10 There's been changes in Millstone from 2000 to 2017.  
 11 The most recent census was in 2010, so I already  
 12 submitted figures, they're a bit out of date but the  
 13 census was the best we can do.

14 But you saw a population increase of  
 15 about 18 percent between those two time periods.  
 16 Median age increased and then there is a pretty  
 17 substantial increase in the number of households, up  
 18 23 percent.

19 And then different state agencies such as  
 20 the North Jersey Transportation -- the Transit Plan  
 21 Authority, sorry, will develop predictions for  
 22 population going forward, households, jobs. They do  
 23 predict an additional population increase for  
 24 Millstone up to 2045, additional households. And  
 25 then they predict jobs, additional jobs, but they

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1 don't really specify what they think those will be  
 2 in.

3 Existing land use conditions today are  
 4 different as opposed to 20 -- 2003. You will see  
 5 that kind of the three most common colors on that map  
 6 are yellow, the light green, and kind of the aqua  
 7 blue color. It actually is -- this analysis was done  
 8 based on MOD IV tax data, so it's parcel-based data.  
 9 And for the first time the analysis shows that  
 10 residential uses have actually slightly overtaken  
 11 farmland in terms of the percentage of total land  
 12 area in Millstone, but that a lot of the Township is  
 13 also occupied by those preserved either county or  
 14 state or township open space or conservation areas.

15 And so this chart -- sorry, it showed up  
 16 really small -- but it basically was breaking down  
 17 the developed land and undeveloped land in the  
 18 Township. Overall about 42.9 percent of the Township  
 19 is developed and 57.1 percent is undeveloped, which  
 20 is defined as private/vacant land, farmland assessed,  
 21 parks and open space, and conservation areas.

22 One thing I added to this version of the  
 23 Master Plan was this discussion -- you can think of  
 24 land use in terms of parcel based, MOD IV tax data,  
 25 those types of property classifications, but there's

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1 also a type of type of data set provided by NJDEP  
 2 that is called Land Use/Land Cover and it allows for  
 3 comparisons between major land types.

4 And as you can see, for Millstone there  
 5 was an increase of about 182 acres in terms of the  
 6 urban category increased where the agriculture  
 7 decreased. So that kind of supports what we saw with  
 8 the property-based parcel data as well.

9 And the Land Use/Land Cover data is good  
 10 to use as a supplement because it also has -- it  
 11 allows you to estimate impervious surface changes  
 12 because they have these multipliers that they use.  
 13 So that was just a new kind of way of looking at land  
 14 use that we included in this version.

15 CHAIRMAN NEWMAN: When there are wetlands  
 16 on there, that's based off of DEP's data or is that  
 17 specific to a study of Millstone?

18 MS. ZINCAVAGE: Yeah, no. This would be  
 19 DEP data, yes.

20 MR. ZINER: They start at what time  
 21 period?

22 MS. ZINCAVAGE: So this compared 2007  
 23 values versus 2012 values.

24 The background section also includes an  
 25 extensive overview of the natural resources in the

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1 township and we retained that and just kind of  
 2 supplemented where necessary because the township did  
 3 prepare a Natural Resource Inventory in 2006 that  
 4 needed to be recognized in this plan as well as the  
 5 2015 Community Forestry Management Plan. So we just  
 6 basically added that to the discussion.

7 Now kind of delving into the Master Plan  
 8 Element. The principles, goals, and objective  
 9 element was kind of one that we reorganized a bit the  
 10 most because the last version of goals and  
 11 objectives had been pretty much taken straight from  
 12 -- you know, they were definitely appropriate but  
 13 they were taken from the Municipal Land Use  
 14 Law purposes without much nuance for Millstone. So  
 15 we just kind of made them a little more specific to  
 16 the township, rearranged them a bit.

17 Within all of the principles, goals, and  
 18 objectives related to that issue of environmentally  
 19 sensitive land, we kind of upped and bolstered the  
 20 discussion of the fact that putting more  
 21 infrastructure, such as water and sewer, into those  
 22 types of environmentally sensitive lands is not  
 23 productive for the purposes of conservation or, you  
 24 know, protecting water quality, and some of those  
 25 issues that are important, given Millstone's unique

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1 position as kind of headwater area for a lot of the  
 2 water in New Jersey.

3 So you can see that the only principle  
 4 that was added was, again, the emphasis on the  
 5 township will seek to always kind of limit the impact  
 6 of new infrastructure on environmentally sensitive  
 7 land. Like I said, the goals were just kind of  
 8 rearranged from the last plan.

9 CHAIRMAN NEWMAN: Helen, at some point I  
 10 had some detailed comments on different provisions or  
 11 paragraphs or sentences, things like that. Will  
 12 there be -- can we have time after your presentation  
 13 to go through some of that?

14 You're going to cover it naturally with  
 15 what you're doing but rather than interrupt the flow  
 16 necessarily, I would rather we just circle back and  
 17 dig into a few of the pages, if that's okay?

18 MS. ZINCAVAGE: Absolutely. That works  
 19 for me. I don't know, maybe on -- is it appropriate  
 20 to give it like written comments? Is that something  
 21 -- because that might be a way to handle it too.  
 22 You're always welcome to send me...

23 CHAIRMAN NEWMAN: I'm going to take  
 24 privilege of my super fancy title and say we'll talk  
 25 about it after.

16

1 MS. ZINCAVAGE: That's fine. Whatever  
 2 you want to do.  
 3 So kind of getting into the new  
 4 objectives that we added related to land use, making  
 5 sure to continue to enforce and implement site design  
 6 regulations that are related to land conservation.  
 7 The township has quite an inventory of those types of  
 8 ordinances and so just kind of continue that work.  
 9 Protecting water by limiting impervious  
 10 surface, you know, slowing runoff rates and being  
 11 able to infiltrate water. And then maintain this  
 12 desirable visual environment through the development  
 13 maybe of some design guidelines that can require new  
 14 development to match the existing aesthetics of the  
 15 township.  
 16 Housing. Obviously this needed an update  
 17 because of the fact that there's been this new Third  
 18 Round of Affordable Housing. And basically these two  
 19 objectives just reiterate the township's commitments  
 20 of participating in that process.  
 21 Achieving the development of affordable  
 22 housing in accordance with the township's zone plan  
 23 and then ensuring that there is an opportunity --  
 24 that affordable and moderate income households aren't  
 25 completely precluded from developing here in the

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1 township.  
 2 So for circulation: Promoting adequate  
 3 pedestrian infrastructure, especially where you might  
 4 have some commercial uses that could be accessed by  
 5 pedestrians. Establishing routes for cyclists. You  
 6 know, it seems that the roads in Millstone are  
 7 already kind of being used in this way for cyclists  
 8 that are on long track kind of trips and that making  
 9 that kind of purposeful, putting some routes in, may  
 10 actually draw some users to the township.  
 11 And then encouraging limited public  
 12 transit operations, most specifically for underserved  
 13 populations such as seniors who may need like an  
 14 Access Link shuttle to be able to access shopping and  
 15 their daily needs.  
 16 Community facilities. It's a tiny  
 17 element but it's one that kind of got updated the  
 18 most, particularly given new focuses on  
 19 sustainability and resiliency planning. This idea  
 20 that you should make sure you're not siting  
 21 facilities in flood plains, that you are  
 22 incorporating your community facilities into any kind  
 23 of emergency management plans that you're producing.  
 24 And then there's community facilities  
 25 where you get into discussions about schools. So

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1 working cooperatively with the Board of Education to  
 2 make sure you are anticipating, kind of project what  
 3 the student population will be and plan township  
 4 facilities accordingly. And then being able to share  
 5 some facilities, such as recreation facilities,  
 6 between Board of Ed and the Township.  
 7 The historic objectives, you continue to  
 8 participate in historic preservation efforts,  
 9 especially kind of regional initiatives. Like there  
 10 is now there's this Monmouth County Scenic Byways  
 11 Program that really makes an effort to create routes  
 12 that take users through historical areas, so kind of  
 13 taking advantage of the fact that the county is  
 14 already working on some of these initiatives. And  
 15 supporting efforts of the Historical Commission.  
 16 And there's this idea from the last plan  
 17 that there should be a state-designated Historic  
 18 District in Clarksburg and really trying to get that  
 19 off the ground, because right now there's a  
 20 difference between what is kind of locally designated  
 21 historic and -- versus what is on the State Register.  
 22 And then there is a number of new open  
 23 space and recreation objectives --  
 24 CHAIRMAN NEWMAN: Can I interrupt.  
 25 Before we leave historic objectives, I didn't see a

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1 section -- and maybe it's not supposed to be there --  
 2 like on an archeological review from a historic  
 3 perspective. MS. ZINCAVAGE: Okay.  
 4 CHAIRMAN NEWMAN: Things that aren't  
 5 apparent aboveground necessarily but may be easily  
 6 apparent if someone is building next to a stream  
 7 corridor where past inhabitants might have located  
 8 years ago.  
 9 So is there a part of the Master Plan  
 10 that is required to evaluate archeological things  
 11 that the folks at SHPO might be looking at or DEP  
 12 when they consider an application?  
 13 MS. ZINCAVAGE: It is definitely  
 14 something that we can -- it's kind of a  
 15 recommendation that we can add to the Historic  
 16 Preservation Element itself as kind of an effort to  
 17 pay attention to not only what is above ground but  
 18 what is below ground as well. I will have to think  
 19 exactly how you would word that a little more.  
 20 CHAIRMAN NEWMAN: Mike, a question for  
 21 you: As a matter of land use, does a Master Plan  
 22 typically have that type of section that deals with  
 23 the archeological characteristics of a piece of land?  
 24 MR. STEIB: Not in specific terms. In  
 25 general terms, sure.

20

1 MR. HEYER: A historic site can include a  
 2 prehistory site. And there are a number of  
 3 municipalities that do routinely have an inventory of  
 4 their archeological resources and actually have  
 5 specific rules for when you're coming in to develop  
 6 an identified site.

7 Places like Evesham, there are a lot of  
 8 Delaware Indian deposits and these are the same kind  
 9 of corridors that are reflected here. So I think it  
 10 probably is something that warrants further  
 11 investigation. It's also another tool that you can  
 12 layer in terms of your preservation and your care  
 13 toward development.

14 CHAIRMAN NEWMAN: Right. And that's  
 15 exactly where I'm going.

16 So building on that and using the Master  
 17 Plan as the backbone for our future preservation or  
 18 decisionmaking efforts or property evaluation  
 19 efforts, could you consider putting in an objective  
 20 and some meat on the bone, so to speak, as to  
 21 encouraging the township to focus in on that and make  
 22 sure that our land development makes that a priority  
 23 to be investigated, either through the applicant or  
 24 through the Township, when appropriate.

25 MR. HEYER: You are very likely to have a

21

1 number of sites. And it has been an oversight that  
 2 we haven't considered and it hasn't appeared before.  
 3 But there was a study done in the Thirties and it was  
 4 probably the most comprehensive study, and this area  
 5 had a lot of sites in general.

6 MS. ZINCAVAGE: Two of the sites that are  
 7 on Millstone's -- that received SHPO opinions are  
 8 archeological sites, they are called. So there is a  
 9 precedent for it.

10 CHAIRMAN NEWMAN: Fantastic. So we're  
 11 not just -- I'm not just guessing at it, there is  
 12 something out there that --

13 MS. ZINCAVAGE: Yes. They haven't been  
 14 listed but they did receive opinions which means they  
 15 could be listed.

16 CHAIRMAN NEWMAN: And there is a calendar  
 17 that Millstone puts out annually. They're probably  
 18 out here in the hallway or at the municipal building,  
 19 that's where I pick them up when I visit Pam. And  
 20 the calendar each month shows a different historic  
 21 house that either is still existing or long ago,  
 22 doesn't exist anymore.

23 So it does say that there's an effort in  
 24 the township to evaluate, preserve and think about  
 25 its history. So if you are traveling by the

22

1 municipal building or, Pam, if you have any extra  
 2 copies of that that you have seen floating around?

3 MRS. D'ANDREA: I do not.

4 CHAIRMAN NEWMAN: Do you want me to take  
 5 the one off my wall at the office?

6 MRS. D'ANDREA: I have one in my own  
 7 file, but they're putting up another one for 2018.

8 CHAIRMAN NEWMAN: Okay. Well if you  
 9 can't get one to send to Helen, let me know. I can  
 10 part with mine. It's not that big of a deal.

11 Because I just want you to see a little  
 12 bit of what's out there. And is it worthy of an  
 13 exhibit? I don't know, but it's worthy of your  
 14 consideration.

15 MS. ZINCAVAGE: Okay.

16 CHAIRMAN NEWMAN: Thanks.

17 MS. ZINCAVAGE: And we'll talk about  
 18 historic again when we actually get to that Historic  
 19 Preservation Element.

20 But for now, just continuing with the  
 21 objectives, there was also a number of updates to  
 22 Open Space and Recreation objectives, again, with  
 23 this idea that the tool of Open Space preservation  
 24 can really be used to ensure that those  
 25 environmentally sensitive features in Millstone are

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1 protected. And this idea that you could actually  
 2 encourage recreational activities that build off of  
 3 that appreciation for the natural environment such as  
 4 bird watching, hiking, different kind of things that  
 5 are gaining popularity now that require this type of  
 6 pristine, natural environment.

7 There's also a need to promote  
 8 recreational activities that can target the needs of  
 9 underserved populations. You know, everyone kind of  
 10 acknowledges that populations are aging across New  
 11 Jersey and other parts of the country, and so there  
 12 is greater attention being given to what exactly are  
 13 the recreational needs for seniors, what kind of  
 14 characteristics do facilities have to have in order  
 15 to serve that population.

16 And then making sure that active  
 17 recreation is itself an improvement. So you have to  
 18 also think about its potential impacts on neighboring  
 19 environmental features.

20 The farmland objectives: The township  
 21 has a separate Farmland Preservation Plan that is  
 22 not -- it is a stand-alone element, that is not part  
 23 of this. But it's always important to acknowledge  
 24 that it's an important priority of the Township.  
 25 So this objective kind of ties into that

24

1 plan by saying that the township is pursuing the  
 2 achievement of its one-year, five-year and ten-year  
 3 acreage targets for farmland preservation. It's  
 4 working with the county on an ongoing basis to  
 5 accomplish farmland preservation and it's proactively  
 6 engaging with property owners to make them aware of  
 7 the options available for preservation.

8 Economic development objectives:  
 9 Promoting that kind of agrotourism/ecotourism  
 10 opportunities, supporting the township's agricultural  
 11 industry, and then supporting the businesses within  
 12 the existing commercial areas and corridors of the  
 13 township.

14 And for utilities, again, that emphasis  
 15 on the fact that Millstone Township has been  
 16 classified by the State of New Jersey as belonging to  
 17 Planning Area 4B, which means that it's an  
 18 environmentally sensitive rural area and that it's  
 19 not in this -- that kind of classification in the  
 20 State's eyes and in their kind of objectives for land  
 21 throughout the State, 4B areas are not targeted for  
 22 intensive growth, they are not targeted for sewer.  
 23 Those are the areas that are targeted for farmland  
 24 preservation, for environmentally sensitive features  
 25 and preservation of that nature as well.

25

1 So, again, kind of just injecting more of  
 2 that language that Millstone is purposefully keeping  
 3 with the County's goals and the State's goals for the  
 4 type of land that it has already been classified as.

5 CHAIRMAN NEWMAN: Helen, there's a couple  
 6 of places in the Master Plan that talk about the  
 7 State Plan and you mentioned, and I don't remember if  
 8 it was in black or in red, but that the State Plan as  
 9 of 2001 has us as a planning area of PA4 or 4B. Is  
 10 there something before that?

11 MS. ZINCAVAGE: A previous State Plan? I  
 12 don't know. Not to my knowledge.

13 CHAIRMAN NEWMAN: My only point, and if  
 14 you could check into it because I would like to be  
 15 able to say, if it's real, that as -- since 2001 it's  
 16 got -- that's what our State Plan has designated us,  
 17 and parenthetically before that there was something  
 18 else that the State Planning Commission may have had  
 19 that was analogous to it that had us continually  
 20 environmentally sensitive.

21 I just don't want the public or the world  
 22 to think that we were not environmentally sensitively  
 23 classified until 2001 and something changed, if we  
 24 have the facts to back that up.

25 MR. HEYER: There was a 1980 State

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1 Development Guide Plan that classified areas. And  
 2 that was used as a basis for how to allocate  
 3 affordable housing obligations. So there were  
 4 conservation areas and limited growth areas. So it  
 5 bears referencing.

6 CHAIRMAN NEWMAN: Okay. Thanks.

7 MS. ZINCAVAGE: Okay, we can certainly  
 8 add that, showing that history of classification.

9 Okay, so now getting into the actual  
 10 functional element of the plan: In the land use  
 11 element, there was no changes proposed to the Zone  
 12 Plan. The Zone Plan was cited extensively in 2003,  
 13 through a build-out analysis and the township has  
 14 implemented those zone changes.

15 And most of that concerned enacting that  
 16 Rural Preservation/Rural Conservation Zoning  
 17 Districts. Those are being implemented now and it  
 18 doesn't seem like the township needs any new changes.

19 But again, just -- there's additional  
 20 emphasis in the Land Use Element on that 4B  
 21 classification and why it's important not to allow  
 22 infrastructure into those environmentally sensitive  
 23 plans.

24 We had a discussion about recent  
 25 residential development and the fact that a lot of

27

1 this new development is kind of located on the  
 2 outskirts of environmentally sensitive areas,  
 3 although much of it has been outside of other types  
 4 of environmental classifications, like threatened and  
 5 endangered species habitat. So that's developed in  
 6 this version of the plan.

7 And I spoke too a little bit before the  
 8 fact that the Township has enacted many  
 9 conservation-related land development ordinances, and  
 10 so we included an inventory of those in this plan.  
 11 So it shows -- speaks to the township's really  
 12 intense effort in that regard, to make sure that  
 13 those resources are being protected.

14 And so the new land use recommendations  
 15 echo the goals and objectives for land use such as  
 16 trying to expand the township's land development  
 17 regulations related to environmental conservation.  
 18 Again reviewing those impervious coverage limits  
 19 potentially to think about how water quality might be  
 20 impacted, and continue to strongly discourage  
 21 extension of sewer service and public water into 4B  
 22 areas, which is the entire Township.

23 The Housing Element in this -- currently  
 24 it stays as it is now. It was last adopted in  
 25 May 17, 2000 and now it's in the process of being

28

1 updated, so that will change in the near future but  
 2 for now it stays as is.

3           The Circulation Element: There was a  
 4 number of accomplishments that happened -- that  
 5 were -- the projects that were anticipated by the  
 6 2003 Master Plan that have been achieved in the  
 7 interim period. Some intersection improvements,  
 8 particularly at Route 527 -- or, sorry, 526, 537,  
 9 571. And then the Route 1 and Route 527A  
 10 intersections were addressed.

11           The 2003 Master Plan had an inventory of  
 12 all of the locations in the Township which needed to  
 13 be re-stripped. They were accomplished. And then it  
 14 had inventory of a number of planned road  
 15 improvements and the vast majority of those were  
 16 accomplished except for three, I think, the  
 17 improvements at Hathaway, Kimberly Court and a  
 18 portion of Disbrow Hill.

19           So understanding what has happened in the  
 20 interim, the plan then moves forward to addressing  
 21 what potential projects might be in the works for the  
 22 near future. Some of these focused on county roads.  
 23 There is a proposal for a roundabout at the  
 24 intersection of Route 524, 571 and Millstone Road and  
 25 Paint Island Spring Road. The county is studying the

29

1 intersection of Route 524 and 537 for possible  
 2 realignment.

3           And there is scenic continued commercial  
 4 development along Route 537 that is making the  
 5 ingress and egress more difficult. And so something  
 6 that could be used to address that, for example, are  
 7 service roads such as the one that is planned to  
 8 parallel 537 east of Noah Hunt Road.

9           COMMITTEEWOMAN GRBELJA: That one might  
 10 be vacated by the county. Just double check with the  
 11 county.

12           MR. SHAFAI: I did. I just spoke with  
 13 the county.

14           COMMITTEEWOMAN GRBELJA: They vacated  
 15 that, didn't they?

16           MR. SHAFAI: No, they still want it.

17           CHAIRMAN NEWMAN: While we're talking  
 18 about roads, this is off of your topic, Mayor, I just  
 19 wanted to say that they just repaved county Route 1/  
 20 Perrineville Road. I know they did more than that,  
 21 the county did. And if you're talking to them, I  
 22 personally would like you to share a thank you  
 23 because it is now a smooth, quiet - emphasis on quiet  
 24 - road for those of us that live adjacent to it.

25           MAYOR KUCZINSKI: Good.

30

1           CHAIRMAN NEWMAN: So it's the second time  
 2 they have done that since I have lived in town for a  
 3 reasonably long amount of time. I have lived in town  
 4 for 25 years or so. So to see the county repave the  
 5 one road twice in 25 years, it's appreciated. So if  
 6 you are dealing with them --

7           COMMITTEEWOMAN GRBELJA: I could tell  
 8 them on Monday at the Planning Board meeting.

9           CHAIRMAN NEWMAN: Tell them Mitch said  
 10 thanks.

11           COMMITTEEWOMAN GRBELJA: I will, Monday.

12           CHAIRMAN NEWMAN: Sorry to interrupt, but  
 13 I will keep doing it.

14           MS. ZINCAVAGE: That's fine. It's good.  
 15 And so that kind of covers the county  
 16 road plans.

17           And then there's also plans for the State  
 18 Road, particularly Route 33. There's a lot of  
 19 development coming in that portion of the township  
 20 and so there's going to be some need to address for  
 21 access to 33.

22           Moving on to Community Facilities  
 23 Element. So we worked in consultation with the fire  
 24 department and kind of got their take on some of  
 25 their needs. That was updated.

31

1           There is a new section about emergency  
 2 management and hazard mitigation planning. The  
 3 county did a Hazard Mitigation Plan and so that's  
 4 where a lot of that came from. The projects the  
 5 township was interested in tackling that were  
 6 included in that plan are now reflected also in the  
 7 Master Plan.

8           There is additional information about  
 9 healthcare facilities and some regional health trends  
 10 and then similarly air and water quality issues.

11           And so the 2017 kind of new  
 12 recommendations was to again continue working with  
 13 the Board of Education to prepare for future student  
 14 populations, whether they increase or decrease.  
 15 Implementing the desired changes from the fire  
 16 department. And we also had some communication from  
 17 the First Aid Squad, kind of -- they had pointed to  
 18 this issue of understaffed daytime shifts, so maybe  
 19 studying that issue. And then continue some of the  
 20 land development practices that had a positive impact  
 21 on air and water quality, all those ordinances that  
 22 we listed in the Land Use Element section.

23           And then going forward now, communities  
 24 are starting to give more attention to public health  
 25 concerns through planning documents. And it's done

1 in multiple different types of communities, rural,  
2 suburb, urban. So the township does have the option  
3 of developing some kind of healthy community policies  
4 or plan if that's -- if that's of interest.

5 And then continuing to consider the  
6 location of flood plains and other natural kind of  
7 hazards when siting community facilities. Since a  
8 lot of times community facilities are the location we  
9 know where people are going to in an emergency, you  
10 want to make sure that those are clear from potential  
11 impacts.

12 I think all but one of the community  
13 facilities was. There is one that kind of just  
14 skirts the floodplain but most of them are fine.

15 The Historic Preservation Element. So  
16 the last version in 2003 really emphasized kind of  
17 the local/county level investigations and  
18 designations that had occurred, particularly a study  
19 in 1993 that had 68 sites in the township through  
20 kind of a local designation. But it didn't have any  
21 kind of discussion of what was actually listed on the  
22 State or the National Register of Historic Places.

23 So I added some of that. And also  
24 reviewed those 68 sites to see where they are now,  
25 not really in terms of their historical assets but

1 just what has happened with the properties  
2 themselves. A number of them have undergone  
3 subdivision. So that local inventory itself also  
4 needs some updating and reevaluation in order to  
5 understand now exactly what block and lots, what  
6 properties are still appropriate for the inventory  
7 and which are not.

8 And lastly, just updated, I added two  
9 properties based on the Historic Preservation  
10 Commission's input.

11 And then the State grant process has  
12 changed. The Garden State Historic Trust Fund has  
13 become something different. And so I just updated  
14 those technical details.

15 And so the recommendations really were to  
16 review those 68 properties and determine what has  
17 happened since and which ones needed new property  
18 information.

19 The Open Space/Recreation Element. This  
20 was one that received kind of a lot of different  
21 updates and needed a lot of work in terms of bringing  
22 the maps and inventories from 2003 up to reflect  
23 current recreation and open space inventories and  
24 what the township has preserved in the interim.

25 So based on a new recreation and open

1 space inventory that is on file with Green Acres, the  
2 township -- there was 2,600 acres of state land in  
3 the town, about 1,820 acres of county land between  
4 Perrineville Lake Park and also Charleston Springs,  
5 and then about 1,030 acres of township park and open  
6 space land. All together that's 23 percent of the  
7 total township land area. And of that --  
8 particularly of the township owned land, 290,  
9 thereabouts, are used for active recreation purposes.

10 So active recreation are things like your  
11 soccer fields, your baseball facilities. Passive  
12 recreation open space is more trails, bird watching,  
13 kind of not your team sports type activities.

14 We looked at the recreational facilities  
15 themselves and updated kind of exactly the type of  
16 events and activities accommodated in each. For  
17 example, where the soccer field is located or where  
18 the baseball field is located, how many multipurpose  
19 fields does one park have versus another. So we  
20 updated all that information.

21 And then updated the trails inventory.  
22 The township has been really proactive about trying  
23 to get the conservation easements for bridle paths  
24 and multiuse trails, and so to show exactly what has  
25 occurred and how close some of those linkages are to

1 actually being complete.

2 Okay, so some more additions. The county  
3 is currently going through the process of updating  
4 its Recreation/Open Space Plan. So different  
5 township committees have had conversations with the  
6 county to make sure that their plan matches this  
7 plan.

8 There has also been historically some  
9 regional trail plans that were developed and so the  
10 Master Plan incorporates those now.

11 We wrote up a section about historic  
12 preservation and how that's tied to some of the  
13 recreation in town.

14 We included the 2006 NRI information and  
15 that Forestry Management Plan. Added an additional  
16 discussion about conservation-oriented land  
17 development ordinances. Updated the trust -- Open  
18 Space Trust Fund parameters as they are now in 2017.  
19 We had a paragraph for each of the citizen-led  
20 committees and how they impact, their role in  
21 encouraging open space and farmland preservation.  
22 And also had a discussion about those  
23 conservation-oriented zoning districts, which is  
24 really the RUP and RUC district.

25 So some of the more recommendations that

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1 we came up with, they are kind of just a statement of  
 2 things that the township is already doing. So  
 3 continuing to target lands for conservation that are  
 4 environmentally sensitive, that have specific  
 5 attributes, such as threatened and endangered species  
 6 habitat, wetlands, steep slopes or forest areas.  
 7 There were some unique communities that were  
 8 identified in the natural resource inventory, so  
 9 targeting those kind of things for preservation and  
 10 conservation.

11 Making sure to consult that township NRI  
 12 when you consider zoning changes in the future.  
 13 Continuing to utilize the Shade Tree environmental  
 14 commissions during development review. Maintaining  
 15 that Forestry Management Plan. Studying the issue of  
 16 invasive species in Millstone and developing a plan  
 17 to address that issue.

18 There is a potential of developing a  
 19 Cooperative Habitat Management Plan with the county,  
 20 so that's now a recommendation in the township plan.  
 21 Targeting open space tracts that are along the  
 22 county's planned Scenic Byway in order to preserve  
 23 the cultural and natural context that make those  
 24 areas so scenic in the first place. Those are kind  
 25 of the Open Space focused recommendations.

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1 Now moving on to the recreational, active  
 2 recreation facilities. I have some things already  
 3 mentioned, like studying potential facilities for  
 4 seniors, understanding the preferences of high school  
 5 age children. There is a conversation that is  
 6 happening between the township and the county about  
 7 the potential for BMX courses and other types of  
 8 activities that could be unique regionally that might  
 9 be appropriate for other sites here in Millstone.

10 The idea of always keeping open lines of  
 11 communication between the public and recreation  
 12 staff, prioritizing trail maintenance, developing a  
 13 trail stewardship program, and maybe better  
 14 advertising trails so they get a little bit more use  
 15 naturally.

16 And then coordinating efforts of the  
 17 Historic and Open Space Preservation. Developing an  
 18 environmental center that can act as a hub, as a hub  
 19 for learning about all the township's natural areas.  
 20 Keeping a running inventory of both open space and  
 21 farmland preservation targets and coordinating the  
 22 two.

23 And really developing this open  
 24 space/recreation network that not only contains those  
 25 big parkland areas but all those important trails and

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1 linkages between them so you have a true network and  
 2 a system, not just things operating in isolation.

3 Making sure that recreation objectives  
 4 are included in the ten-year capital improvement  
 5 plan -- six years.

6 There's a way of assessing the amount of  
 7 recreational facilities in a township New Jersey has  
 8 developed, it's called a Balanced Land Use standards.  
 9 And so by that kind of system for measurement, they  
 10 encourage municipalities to target three percent of  
 11 developable lands specifically for active recreation  
 12 purposes. And there's kind of an analysis you run to  
 13 see where you are.

14 We were just talking about active  
 15 recreation facilities. The township actually falls  
 16 short of that three percent, so there's a  
 17 recommendation that speaks to the potential of  
 18 acquiring additional lands for active recreation.

19 The Recreation Commission had ideas for a  
 20 couple of specific facility improvements such as  
 21 providing more shade at Abate Park. Adding security  
 22 systems to parks, considering lights at Rocky Brook  
 23 Park and exploring the issue of parking at a couple  
 24 of facilities.

25 MAYOR KUCZINSKI: Can you just elaborate

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1 the security; when you say "security systems to  
 2 parks," what does that entail?

3 MS. ZINCAVAGE: I think it was the idea  
 4 that some -- I'm not sure exactly what prompted that  
 5 but the potential of maybe having like a camera  
 6 system.

7 MR. FERRO: At all of the public parks?

8 MS. ZINCAVAGE: Yes. That was the  
 9 recommendation of the Commission.

10 MR. FERRO: I guess the vandals?

11 MS. ZINCAVAGE: Yes.

12 CHAIRMAN NEWMAN: If you got a  
 13 recommendation from one of the groups you spoke to  
 14 about lights at a particular park, how will you  
 15 reflect that in here? Do you just say "agree" or  
 16 what do you do with that statement?

17 MS. ZINCAVAGE: That statement, so all  
 18 these are recommendations. They're not set in stone.

19 CHAIRMAN NEWMAN: They're recommendations  
 20 from that group you spoke to?

21 MS. ZINCAVAGE: Yes. So they're included  
 22 here. Those kind of stakeholder groups, the ones  
 23 that are focused on a particular issue areas are able  
 24 to speak to them best. But for something like that,  
 25 I know especially for the lights, it was considering

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1 lights, not necessarily put lights in but kind of  
 2 consider the idea.  
 3 CHAIRMAN NEWMAN: But what if -- I only  
 4 speak for me -- what if I don't want to consider  
 5 that, or what if the majority of this Board doesn't  
 6 want to consider it?  
 7 If this Master Plan is being reviewed and  
 8 approved by this Board, can we not proceed with that  
 9 recommendation?  
 10 MS. ZINCAVAGE: Yes.  
 11 CHAIRMAN NEWMAN: Okay. So that is one  
 12 that I would like to pull out for a separate polling  
 13 of the board at some point, maybe at the end.  
 14 COMMITTEEWOMAN GRBELJA: What are you  
 15 pulling out?  
 16 CHAIRMAN NEWMAN: There was a statement  
 17 that there was a recommendation that we consider  
 18 having lights at the Rocky Brook Park.  
 19 Did I get that right?  
 20 MS. ZINCAVAGE: Yes.  
 21 MS. PINNEY: Tennis courts, right?  
 22 MR. ZINER: Yes. Tennis courts and also  
 23 a small playground.  
 24 MAYOR KUCZINSKI: We were just talking  
 25 about that and were considering looking at deed

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1 restricting certain properties.  
 2 COMMITTEEWOMAN GRBELJA: All parks.  
 3 MAYOR KUCZINSKI: Yes, all the parks  
 4 except the specific ones that we know. So would this  
 5 interfere with that?  
 6 COMMITTEEWOMAN GRBELJA: Rocky Brook is  
 7 right over here. I have no problem. I also agree  
 8 that it should be deed restricted.  
 9 MS. PINNEY: That it should be what,  
 10 Nancy?  
 11 COMMITTEEWOMAN GRBELJA: Deed restricted.  
 12 I don't think there should be light at this park  
 13 right out here. I think the only park that should  
 14 have lights.  
 15 MAYOR KUCZINSKI: Is what was intended.  
 16 COMMITTEEWOMAN GRBELJA: -- is Millstone  
 17 Park. I agree with you 100 percent.  
 18 CHAIRMAN NEWMAN: Yes, I think I'm on the  
 19 same wavelength.  
 20 So if you think we need to -- or, Mike,  
 21 if you think we need to pull that out by a voice vote  
 22 or something, or are we just providing comments?  
 23 MR. ZINER: Well our recommendations are  
 24 to be written in the new Master Draft, or are they  
 25 there just to be considered for the new Master Draft?

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1 MR. STEIB: They are there for your  
 2 consideration now. If you want changes, now is the  
 3 time to bring them out.  
 4 MAYOR KUCZINSKI: Mike, my question would  
 5 be does that prohibit us from taking further action  
 6 in deed restricting certain properties, period?  
 7 MR. STEIB: It doesn't prohibit you but  
 8 if, given the dialogue that I've just heard, I would  
 9 alter that language to acknowledge that there is  
 10 lighting on this specific park that is endorsed by  
 11 this Board, Millstone Park, and that lighting in  
 12 other parks is either to be discouraged or  
 13 severely -- I shouldn't say "severely", that's not a  
 14 good word, but to be conscientiously --  
 15 COMMITTEEWOMAN GRBELJA -- discouraged.  
 16 MR. STEIB: -- well controlled either  
 17 through shielding or other techniques that minimize  
 18 the impacts.  
 19 MR. HEYER: If you feel strongly about  
 20 it, don't send a mixed message, get rid of it.  
 21 MAYOR KUCZINSKI: That's what I wanted.  
 22 COMMITTEEWOMAN GRBELJA: You know, I  
 23 agree with Mike. And I think it's something that we  
 24 have talked about for a very long time, that we  
 25 didn't want lights on any of the parks. And that was

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1 the whole purpose of Millstone Park being a  
 2 centralized recreation. I don't think that there  
 3 should be lights on any other parks. I've said that  
 4 for a long time.  
 5 MS. ZINCAVAGE: All right, kind of last  
 6 but not least, the Open Space/Recreation Element  
 7 includes a number of specific target properties that  
 8 most of which are adjacent to currently existing  
 9 parks and recreation facilities for potential  
 10 preservation going forward.  
 11 And again, their inclusion on this list  
 12 doesn't mean that they actually will be, it just  
 13 means given their proximity to the open space system,  
 14 these properties would be kind of most -- make most  
 15 sense and be most appropriate for future  
 16 preservation.  
 17 The Economic Development Element did not  
 18 change that much. There had been -- subsequent to  
 19 the 2003 plan, there had been a study of the Route 33  
 20 corridor in 2007, but that's now ten years old  
 21 itself, so maybe reevaluating that study.  
 22 And then really one of the best things  
 23 the township can do is support other initiatives to  
 24 economic development that suits the township and a  
 25 lot of that is related to the agricultural industry.

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1 So participating in the county initiative such as  
 2 Grown in Monmouth program is the main recommendation  
 3 there.  
 4           So Utility Service Element. In 2003 it  
 5 emphasized the fact that there was no water and  
 6 sewer, so no change there.  
 7           The Recycling Plan Element. There was no  
 8 major changes but some of the language was updated,  
 9 based on the input of the recycling coordinator.  
 10           And then the final part of any Master  
 11 Plan is the statement of planning relationships to  
 12 the plans of other jurisdictions. So the State Plan  
 13 is the same. A lot of other municipalities' plans  
 14 haven't changed that much.  
 15           But one larger change was the fact that  
 16 Monmouth County adopted a new Master Plan in 2016.  
 17 And through that document, they developed this new  
 18 way of classifying lands called the "Framework For  
 19 Public Investment." So that's the figure that you  
 20 see there. It's a map of their classification  
 21 system. And all the land in Millstone was  
 22 characterized as either limited growth investment  
 23 area or a priority preservation investment area. And  
 24 preservation is pretty straightforward the priority  
 25 is preservation.

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1           The limited growth investment area, the  
 2 explanation that they gave for it within the county  
 3 plan was that, "It's the lands that are located  
 4 outside of existing or program sewer service areas  
 5 and intended for low density residential uses  
 6 compatible with rural patterns and supportive  
 7 commercial uses. Large scale growth should be  
 8 discouraged in these locations with an emphasis on  
 9 conservation and preservation of rural and  
 10 environmentally sensitive lands."  
 11           And that is important because it's just  
 12 another level of government saying, yes, these areas  
 13 are environmentally sensitive, the most appropriate  
 14 thing is their preservation. So it further lends  
 15 support to what the state had already said by giving  
 16 Millstone that 4B classification.  
 17           CHAIRMAN NEWMAN: That definition that's  
 18 in quotes, that's not you, that's the state?  
 19           MS. ZINCAVAGE: That's from the county,  
 20 yes, the county plan.  
 21           And so that's basically my summary of  
 22 what's changed. If we have specific comments or  
 23 questions, I'm happy to address those at this time.  
 24           MR. STEIB: Is it appropriate in your  
 25 context of the reference to the state and county

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1 plans to include something along the lines of the  
 2 classification by the state as environmentally  
 3 sensitive 4B and discouraging looking at centers and  
 4 trying to create a center?  
 5           Because we have no centers now and my  
 6 sense is we don't want centers. And should there be  
 7 something in there to say that we don't want centers?  
 8           MS. ZINCAVAGE: Okay. Yeah, I think  
 9 right now there's language in there that says there  
 10 isn't a center now but there's nothing that says that  
 11 you don't want a center. So, yeah, that should be  
 12 added.  
 13           CHAIRMAN NEWMAN: I have a couple of  
 14 direct comments and a more of a global one. So we'll  
 15 just hit the individual ones quickly. Just going  
 16 page by page for a moment.  
 17           Page 12 there's a reference to the fact  
 18 that in 2017 farmland occupies 31 percent of the  
 19 town's total area. How does that compare to other  
 20 area towns? Are we high or low?  
 21           MS. ZINCAVAGE: I don't know, just based  
 22 on my own experience. But I would assume a  
 23 comparable town would be something like a Freehold  
 24 or --  
 25           MR. HEYER: Upper Freehold.

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1           CHAIRMAN NEWMAN: Upper Freehold, okay.  
 2 And I may be more curious than anything else. I  
 3 don't know where I want to go with that fact, but I  
 4 wanted to -- if you can just take a dig into it a  
 5 little bit.  
 6           And then second, on Page 13, somewhat  
 7 similar question, the conversation says approximately  
 8 44 -- sorry, 47.7 percent of the town is forest  
 9 and/or wetlands. And that, again, was my same  
 10 question, is that high or low compared to comparable  
 11 towns?  
 12           MS. ZINCAVAGE: Okay. I would think it  
 13 would be high, but I will look into it specifically.  
 14           CHAIRMAN NEWMAN: High would follow my  
 15 train of thought, but I don't want to go there until  
 16 we have that info.  
 17           And then the -- and maybe I might not  
 18 have an exact spot but you are also talking about  
 19 that we are a main drainage area for five watersheds?  
 20           MS. ZINCAVAGE: Yes.  
 21           CHAIRMAN NEWMAN: And then there's  
 22 another reference on Page 17 to the fact in the third  
 23 black paragraph, "Drainage from the Millstone affects  
 24 nearly 25 percent of the state's water surface."  
 25           So I wanted to take those two thoughts,

1 that we are the headwater for five basins -- and I  
2 might be using the wrong words -- and we affect  
3 nearly 25 percent of the state's water surface, and I  
4 want you to take that and hit it out of the park so  
5 to speak.

6 I would like you to emphasize the heck  
7 out of that on Page 1, which I think is actually  
8 Page 10, which started to confuse me at the  
9 beginning. And then I don't care if you come up with  
10 a super paragraph and say it five times, that would  
11 be fine by me.

12 Because I think you have some facts here  
13 that are incredible and unique which will guide this  
14 Master Plan to showing the reader, whoever that might  
15 be, whatever law clerk that might be in some venue  
16 that I can't even anticipate, that there's something  
17 special and unique here.

18 And even though we might be somewhat  
19 similar to Upper Freehold or whatever other town you  
20 want to mention, that there's something incredibly  
21 unique to be preserved in every possible way.

22 MS. PINNEY: I think, I may be wrong, but  
23 I think -- Nancy, you might know -- our township is  
24 the headwaters for more rivers than any other  
25 township in the state.

1 of the five watersheds.

2 Because really this was the whole basis  
3 of the Master Plan when we had initially put this  
4 together and we were putting together our whole  
5 concept and our ordinances to support our Housing  
6 Plan and our environmental sensitivity of trying to  
7 preserve and protect our natural resources. It was  
8 really an important component.

9 So if we can kind of dig that out, that  
10 would be important.

11 MR. ZINER: Do we have a topographical  
12 map that covers these watersheds?

13 COMMITTEEWOMAN GRBELJA: Yes, somewhere.

14 MR. ZINER: Should that be part of the  
15 plan to denote that these are the preserved  
16 watersheds that we're talking about, as a graphic?

17 CHAIRMAN NEWMAN: There might be  
18 something in the DEP website, but I don't know about  
19 anything specific.

20 COMMITTEEWOMAN GRBELJA: I know we have  
21 stuff.

22 MS. ZINCAVAGE: And we include it here as  
23 well in the background study sections. There's a map  
24 of the watersheds and the topography as well.

25 CHAIRMAN NEWMAN: And you get the sense

1 COMMITTEEWOMAN GRBELJA: I agree.

2 CHAIRMAN NEWMAN: That might be in here  
3 and I might not have --

4 MS. PINNEY: I just happen to know that.

5 COMMITTEEWOMAN GRBELJA: You were on the  
6 Watershed Council. I think that got lost when Pat  
7 and I were going over the section on the Open Space  
8 section, when our eyes were still open and we were  
9 talking about the Watershed Council. Our Watershed  
10 Council basically was designed with a plan and  
11 currently the Watershed Council isn't active but  
12 really is --

13 MS. PINNEY: It's really been absorbed by  
14 the Environmental Commission.

15 COMMITTEEWOMAN GRBELJA: Right, it's part  
16 of the Environmental Commission, but that plan still  
17 exists and really it had a lot of the important  
18 components of that. And I don't know if we have that  
19 in the land use office. But it really was part of  
20 the Environmental Commission and it was an offshoot.

21 I was the chair of that commission at one  
22 time, so it really -- it put together a lot of the  
23 facts that we had about the streams, the rivers, and  
24 the tributaries that we have in Millstone and really  
25 supports what Mitch is talking about, the importance

1 of where we're going. This is an incredible tool or  
2 some might say shield to protect the town. And we  
3 just need you to shine it up a little bit because I  
4 think the data might almost be there, it just needs  
5 to be brought forward and you have to bring the  
6 conclusions to light, that it's five watersheds, it's  
7 25 percent of the state, what does that mean?

8 So that is what I'm looking for is that  
9 next bold paragraph or something.

10 MR. ZINER: If we destroy it, the state  
11 dries up.

12 CHAIRMAN NEWMAN: Right. Well you're  
13 right. Don't write that, but something like that.

14 MR. HEYER: It's somebody else's drinking  
15 water is what you're doing.

16 MR. STEIB: And that there's a corollary  
17 between the conservation, open space and the farm --  
18 the degree of conservation, open space and farmland  
19 preservation that ties into that as being a causation  
20 for preserving those things. That connection would  
21 be helpful.

22 MS. PINNEY: It's a uniqueness, actually.

23 CHAIRMAN NEWMAN: Yes, I think that goes  
24 a long way.

25 MR. ZINER: Goes into more clear cutting,

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1 to protect that.

2 CHAIRMAN NEWMAN: Another detail issue,

3 the figure on Page 20, which is the State Planning

4 Area Map, it says that it lists the county parks or

5 county park. But I didn't -- I don't think it

6 correctly lists it for us.

7 I only say that because I expected to see

8 Perrineville Park on there and it's not. It's all

9 red, it's not the green.

10 MS. ZINCAVAGE: Yes. It means the State

11 has not updated its mapping classifications.

12 CHAIRMAN NEWMAN: Okay. Because I know

13 later on when you talk about the parks, it's stated

14 correctly in the text. I was just bothered that I

15 didn't see it in a map form.

16 And maybe there's a way when you

17 reference this -- and I'm not going to put two and

18 two together right here, but when you reference this

19 map in your text, maybe it's even a footnote that:

20 Please see Section 10 which shows that there's more

21 to this.

22 MS. ZINCAVAGE: Sure.

23 CHAIRMAN NEWMAN: Not that this isn't a

24 bad map but I think there's more...

25 COMMITTEEWOMAN GRBELJA: Is that map from

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1 2007?

2 MS. ZINCAVAGE: It is their data from --

3 whenever the State last updated their planning areas,

4 which I don't think we want to get into a

5 conversation with them about updating the map.

6 CHAIRMAN NEWMAN: Okay. It doesn't say

7 exactly here.

8 COMMITTEEWOMAN GRBELJA: Okay. Because I

9 know that that was one of the problems that we had

10 talked about. They -- and I had talked about this --

11 they had a lot of land that we had preserved that

12 were not denoted on the state maps.

13 CHAIRMAN NEWMAN: And that's where I'm

14 going to is that we need to show that some of our

15 land is not developable.

16 COMMITTEEWOMAN GRBELJA: Right.

17 CHAIRMAN NEWMAN: So if you could tie

18 those two together, so that the uninformed reader

19 doesn't pick up this map, think that there's

20 something there that may not really be there. And I

21 don't want to rely on that person to read all the way

22 to Page 57 or something.

23 MS. ZINCAVAGE: Sure.

24 CHAIRMAN NEWMAN: They might lose their

25 focus after Page 10.

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1 MS. ZINCAVAGE: Sure thing.

2 CHAIRMAN NEWMAN: Everyone will read the

3 whole thing, I promise.

4 There's a whole section that my notes say

5 Pages 39 to 42 is just "plain old good stuff" and

6 that was my exact words. So when you're reviewing

7 some of the revisions we talked about, take a look at

8 what you wrote again on Pages 39 to 41 because I

9 think you were diving right into what we want to

10 focus on, so keep that in mind.

11 And then my last comment, I promise, on

12 Page -- no, second to last comment. On Page 57

13 which is entitled "Infrastructure Constraints," I

14 want you to dig back into everything we just talked

15 about in terms of the watersheds and the

16 environmental sensitive nature. Because, in my way

17 of thinking - and I think everyone will agree with me

18 - the infrastructure constraints are a product of the

19 sensitivity of the town. So I think you have to tie

20 those together really hard to make an impenetrable

21 paragraph.

22 Then I just want to jump back to

23 something I kind of hinted at before. And I do take

24 the position that you always have to assume the

25 person reading this is the person who is the absolute

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1 least informed, such as a judge's law clerk who is

2 just out of law school and can't even spell Open

3 Space, but he's going to guide somebody in a decision

4 and make sure that at the beginning of the report,

5 you're giving a dramatic overview of what's going to

6 be in the rest of it so we don't have to rely on that

7 person or that reader getting too far into it to say,

8 wow, there's something here that we have to give some

9 serious consideration to.

10 MR. ZINER: So like an executive summary?

11 CHAIRMAN NEWMAN: Yeah. And that's

12 already there but I'm just looking for something that

13 would take the reader right to where we want them to

14 go.

15 MR. HEYER: What is unique about

16 Millstone.

17 CHAIRMAN NEWMAN: Yes.

18 COMMITTEEWOMAN GRBELJA: Right at the

19 beginning.

20 MAYOR KUCZINSKI: You want to mention

21 that watershed situation right away so that they know

22 that somewhere in that body there's going to be an

23 emphasis on that. That makes a lot of sense for me.

24 CHAIRMAN NEWMAN: Yes, that's what I'm

25 thinking.

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1 Thank you for letting me talk it through  
 2 rather than put all that in writing. That would have  
 3 been --

4 MS. ZINCAVAGE: Sure.

5 COMMITTEEWOMAN GRBELJA: I just want to  
 6 add one thing. We also had gone over the Open Space  
 7 component, which probably starts on Page 137 and on.  
 8 And it deals with recreation. It deals with  
 9 historic. It deals with preservation, agriculture.

10 One of the things that we wanted to do  
 11 was to stress agriculture a little bit more so than  
 12 what we did in the past. We have a lot of fields.  
 13 We do have organized recreation. But we really  
 14 wanted to make the distinction that we have lots of  
 15 trails, we have a lot of passive recreation which is  
 16 in the town and we still need to be able to preserve  
 17 for that.

18 But one of the things that we also tried  
 19 to focus on which I think kind of brings us back to  
 20 the environmental sensitivity of our community and we  
 21 tried to put a focus on it of what we need to do, we  
 22 need to start to preserve land in our stream  
 23 corridors which has really become a focus of some of  
 24 our partners, such as Monmouth Conservation  
 25 Foundation, the County Park System, D&R Greenway, the

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1 State. They're really starting to look at lands that  
 2 typically we may have passed over and say what is the  
 3 use of that particular land, whereas I think that in  
 4 this particular Master Plan, we're kind of taking a  
 5 step back.

6 We have our fields but I think we really  
 7 have to focus on making sure that we're preserving  
 8 land to make sure that we preserve our corridors, we  
 9 preserve our watersheds, we preserve our rivers and  
 10 we have to be able to save land and preserve land in  
 11 order to do that. And we have the partners that are  
 12 available to do that.

13 So I think we have been talking about  
 14 that at the Open Space committee. We have it and  
 15 we've added it into the Master Plan which supports  
 16 exactly what, Mitch, what you have brought here  
 17 today.

18 We're also talking about saving  
 19 agricultural land for the sake of having agriculture.  
 20 We have some excellent farmland in Millstone, some of  
 21 the best farmland in the State. And sometimes people  
 22 are saying, well, why do you want to preserve that  
 23 land? You know, we can't put a field on it or put  
 24 this or do that. But we need it for productivity of  
 25 food. And what we need to do is find some creative

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1 ways in order to make sure that that land stays so  
 2 that we can feed not only our community but the state  
 3 and people in the surrounding area.

4 CHAIRMAN NEWMAN: Okay, good. All good  
 5 points. Thanks.

6 MAYOR KUCZINSKI: Talk about the  
 7 recreation again, any emphasis, I didn't hear  
 8 anything about sound systems on recreation fields as  
 9 well.

10 MS. ZINCAVAGE: That wasn't addressed.  
 11 Is that an issue?

12 MAYOR KUCZINSKI: Should that be  
 13 addressed? If that's something that we're...

14 CHAIRMAN NEWMAN: Yes. From my  
 15 perspective, that is as intrusive as lights. So,  
 16 yeah, I would like to -- whatever the right verbiage  
 17 is to explain that that is something that is not  
 18 encouraged.

19 MR. ZINER: Isn't that in the town's  
 20 ordinances, though?

21 COMMITTEEWOMAN GRBELJA: In essence what  
 22 we're doing is we're looking for a community that  
 23 is -- gives us serenity and tranquility. And we're  
 24 looking for active recreation to be in limited areas  
 25 where you have lights and loud noise.

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1 CHAIRMAN NEWMAN: I think there are  
 2 ordinances, but the more we can tie it together with  
 3 our Master Plan...

4 MAYOR KUCZINSKI: That's what I was  
 5 saying before, if we could still create a deed  
 6 restriction or have an instruction or even have some  
 7 language that is consistent...

8 COMMITTEEWOMAN GRBELJA: With your Master  
 9 Plan.

10 MR. STEIB: Well as far as sound goes,  
 11 you have a state sound code that is statewide. And  
 12 if you want something more restrictive than that at  
 13 the local level, you have to create that ordinance  
 14 and you have to get approval from DEP. Otherwise --  
 15 otherwise it's unenforceable.

16 MAYOR KUCZINSKI: Okay. But mentioning  
 17 it in here or not mentioning it in here?

18 MR. STEIB: You can mention it in here as  
 19 an objective.

20 MAYOR KUCZINSKI: That's my point.

21 CHAIRMAN NEWMAN: Yeah, I would do that  
 22 in any event.

23 MR. STEIB: When you talk about starting  
 24 to put deed restrictions on things...

25 MAYOR KUCZINSKI: Okay.

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1 CHAIRMAN NEWMAN: Not limiting any more  
 2 Board comments but the public has sat patiently, so I  
 3 thought this would be good time to open it up to any  
 4 comments from anyone from the public.  
 5 Any comments or questions? Seeing none,  
 6 we'll close the public comment portion.  
 7 Oh, I'm sorry.  
 8 MS. BUTCH: We were trying to decide who  
 9 was going first.  
 10 CHAIRMAN NEWMAN: Sorry. That's all  
 11 right, we will certainly look forward to your  
 12 comments.  
 13 MS. BUTCH: Pat Butch, 40 Prodelin Way,  
 14 Millstone Township.  
 15 One thing under the Circulation Element,  
 16 I didn't hear anything about bridges. I know we have  
 17 some bridges, critical bridges in town that need to  
 18 be widened and redone. And I would like to see if we  
 19 can add those and identify some.  
 20 One, of course, is in front of the middle  
 21 school, which is one-way traffic only. A school bus  
 22 cannot go across that bridge with another car going  
 23 in the opposite direction. So I think we should  
 24 address bridges.  
 25 CHAIRMAN NEWMAN: Do you have a list --

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1 MS. BUTCH: I don't have a complete list  
 2 but --  
 3 CHAIRMAN NEWMAN: -- that you can share?  
 4 MS. BUTCH: -- I think Matt might be able  
 5 to provide a better list than I have. I have the one  
 6 bridge that I know is an issue.  
 7 MR. SHAFAI: But that's the only bridge  
 8 that has come up in the last few years.  
 9 COMMITTEEWOMAN GRBELJA: There is another  
 10 bridge the county --  
 11 MS. BUTCH: There's another one over by  
 12 Charleston Springs Park on 527 that is an issue.  
 13 MR. SHAFAI: I will contact...  
 14 MS. BUTCH: But we can work on that. I  
 15 don't know if there are others additionally.  
 16 CHAIRMAN NEWMAN: Okay. Matt, if you  
 17 could just take a look at that and then share that  
 18 with Helen.  
 19 MR. SHAFAI: Okay.  
 20 MS. BUTCH: I liked your historic  
 21 comments and I think we should look at national and  
 22 state registry. We only have two right now but we do  
 23 have others that are eligible and have actually been  
 24 looked at by the state as being eligible and we have  
 25 documentation that they meet the criteria, so we

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1 should address that, I think.  
 2 Maps. I did review a lot of the draft  
 3 plan. I couldn't really look at the maps because  
 4 they're so small you can't really see detail. And if  
 5 the Board would oblige making larger copies of the  
 6 maps that are going to go in the new plan so we can  
 7 take a better look at it and maybe have them  
 8 available in the office for people to see if there's  
 9 any issues with those maps. But they're so small you  
 10 can't really see on the maps right now.  
 11 CHAIRMAN NEWMAN: Okay.  
 12 MS. BUTCH: And all of the discussions  
 13 with the stream corridors and sensitivity of our  
 14 water system in town, I think we should also make  
 15 sure that flood -- we are preventing flooding  
 16 downstream. If we had concrete and asphalt all  
 17 through our town, we would flood out so many other  
 18 people. And I think that also needs to be also --  
 19 CHAIRMAN NEWMAN: Yeah, that's a really  
 20 good point, given all the stuff that has happened in  
 21 other parts of the country.  
 22 COMMITTEEWOMAN GRBELJA: Well, actually,  
 23 we had put in for a grant, the Millstone River  
 24 Steering Committee, which I was a part of, we had put  
 25 in to actually take an area by the Campo/Buck Mine

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1 and be able to put a reservoir there to collect water  
 2 to stop the flooding in Manville. And it was a  
 3 project that they were really interested in but they  
 4 felt that at that time with the limited money that  
 5 they had, they really needed to address something a  
 6 little further down the river.  
 7 But really all of that flooding starts  
 8 here. So it is imperative. And we can control  
 9 flooding in Manville and that area and Bound Brook,  
 10 if we can control, you know, the water that is in  
 11 Millstone and keep it here.  
 12 MS. PINNEY: I think the whole issue of  
 13 impermeable surfaces is just key to -- we just have  
 14 to do all that we can to keep from increasing  
 15 impermeable surfaces because it's all part of it.  
 16 MS. BUTCH: It's all part of the recharge  
 17 system.  
 18 MS. PINNEY: Yes.  
 19 MR. SHAFAI: We have stormwater  
 20 management. That is part of the Master Plan that  
 21 takes care of it.  
 22 MS. BUTCH: But that's on the sites that  
 23 get developed, right? It's not on all of the natural  
 24 sites that we should be preserving so that we don't  
 25 have any of that --

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1 COMMITTEEWOMAN GRBELJA: Well, it's also  
 2 -- well it's also important that you have vegetation.  
 3 If you strip the land of vegetation; maybe that's  
 4 something that we need to address.  
 5 MR. SHAFAI: Yes.  
 6 MS. BUTCH: In the NRI there's a number  
 7 of critical areas that are identified. Some of them  
 8 are forested areas, some of them are stream  
 9 corridors. And we have pulled those and targeted  
 10 those for possible preservation.  
 11 And to the points that were made by  
 12 people on the Board, those should be really looked  
 13 at. And I think we can get preservation money from  
 14 Monmouth Conservation Foundation and some of the  
 15 others that are interested in environmental  
 16 protection.  
 17 And we should look at, and I know that  
 18 the State says, you know, certain different areas  
 19 have to have 50 feet worth of buffer areas and others  
 20 have to be 100 and others have to be more. But I  
 21 think that we need to stop looking at these small  
 22 little areas. We really need to try and buffer as  
 23 much as we can.  
 24 MR. ZINER: Taking that comment --  
 25 CHAIRMAN NEWMAN: Thank you.

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1 MR. ZINER: Taking Pat's last comment, do  
 2 we have a map that highlights these environmentally  
 3 sensitive areas that we are protecting?  
 4 MS. BUTCH: Yes.  
 5 MR. ZINER: So they're part of this now?  
 6 MS. BUTCH: Yes.  
 7 CHAIRMAN NEWMAN: Can we have your name  
 8 please?  
 9 MR. FROST: Barry Frost, 22 Deer Trail  
 10 Drive, Clarksburg, New Jersey.  
 11 While Pat just mentioned the bridges, I  
 12 know when we do -- I'm on the Environmental  
 13 Commission as well, and when we do the stream  
 14 cleanups, I've noticed that when we actually go into  
 15 the streams themselves and under the bridges, some of  
 16 them, the bulkheads and some of the construction  
 17 timber that is used in maintaining the infrastructure  
 18 is no longer what is approved in new construction.  
 19 In other words, a lot of it is creosoted  
 20 timber and the use of tar and similar asphalt-type  
 21 products instead of some of the more acceptable woods  
 22 or construction materials. So maybe that could be  
 23 looked at, that for any future improvements -- I  
 24 don't think you can rip up the whole bridge and tear  
 25 it all out. I don't know, you know, how that would

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1 be achieved or if it would be cost effective, but  
 2 it's certainly anything new that goes in should be,  
 3 you know, in mind with EPA standards for waterways.  
 4 CHAIRMAN NEWMAN: Okay. That makes  
 5 sense.  
 6 MR. FROST: That's one thing. Something  
 7 else that I don't know if it's part of land use plan  
 8 is out on 537 several businesses have closed over  
 9 time and they remain an eyesore. They are not  
 10 maintained and it's certainly nothing that speaks  
 11 well of our township when people pass through or even  
 12 for the people that live here.  
 13 So, just as an example, you have the gas  
 14 station that is on the corner of Millstone Road and  
 15 537. Then you have stores that, I don't know whether  
 16 they lose their lease, whatever it is, they go out of  
 17 business. One of them was a lady's workout world. I  
 18 don't know the whole name of it, but it's on 537 just  
 19 past the bagel -- that breakfast bagel place.  
 20 I don't know if the Master Plan can  
 21 address -- at least the forward-looking statement  
 22 that the township could -- has some mechanism to deal  
 23 with abandoned property. Abandoned property,  
 24 property that remains -- that is commercial that  
 25 remains unoccupied and unused for a long period of

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1 time.  
 2 MR. STEIB: It's a property maintenance  
 3 code.  
 4 MR. FROST: I'm sorry, what?  
 5 MR. STEIB: It's a property maintenance  
 6 code.  
 7 MR. HEYER: There's two levels. It  
 8 starts with the property maintenance code that  
 9 require at least a certain level of minimal care and  
 10 maintenance of the property. You can't let it get  
 11 overgrown or run down.  
 12 If it becomes a real problem, if it  
 13 becomes a blighting influence, you always have the  
 14 hammer of redevelopment because, you know, you can't  
 15 create a problem that blights or adversely affects  
 16 your neighbors.  
 17 I'm not sure anything has risen to that  
 18 level here yet, but it's a possibility.  
 19 MR. FERRO: Well what about the property  
 20 that he make reference to, the property on 537 and  
 21 Millstone Road, the abandoned gas station that has  
 22 been there for 20 years?  
 23 MR. ZINER: That's being redeveloped.  
 24 MR. FERRO: It is?  
 25 MR. SHAFAI: That is proposed to be

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1 demolished in the next few weeks. There's a new  
 2 retail store that is going in.  
 3 MR. FROST: Right, that's supposed to  
 4 be...  
 5 MR. SHAFI: It's been approved.  
 6 MR. FROST: And then the old sore about  
 7 that -- the house that is collapsing across the  
 8 street from the Perrineville Temple. That is another  
 9 one that gets kicked down the road year after year.  
 10 And I understand it's because we don't know what's  
 11 buried there and --  
 12 MR. SHAFI: That's correct.  
 13 MR. FROST: -- and it would become an  
 14 enormous expense for the township.  
 15 The thing I'm unable to understand as a  
 16 layman in terms of what we are discussing is why the  
 17 law -- the people that own it, whoever that might be,  
 18 whoever it may fall to, whomever the heirs are to  
 19 that property cannot be forced to in some way, maybe  
 20 their assets be encumbered in some way, so that they  
 21 have to pay or ensure, take out an insurance policy  
 22 to cover the removal of that material.  
 23 I don't say that Millstone Township -- we  
 24 can't afford it should there be anything that is, you  
 25 know, illegal. We are not going to spend \$20 million

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1 to remove a 55 gallon drum of some --  
 2 MR. SHAFI: I think the Township  
 3 Committee discussed that a few times, a long time  
 4 ago.  
 5 MR. FROST: Right. It's just  
 6 something...  
 7 MR. SHAFI: And it's advised don't go  
 8 near it. That's my recommendation.  
 9 MR. FROST: And the other problem I've  
 10 had, this is more of a personal one I'm in the midst  
 11 of overcoming. I had some difficulty with vision  
 12 after a stroke and my driving is down to really  
 13 nothing. And while I would not like to see -- well,  
 14 let me just come right to the point: I wish that  
 15 there was some -- a facility, just a -- I don't know  
 16 what you call them, the kiosks where people wait for  
 17 a bus on 537, perhaps in a commercial area where  
 18 there would be some way to get to public  
 19 transportation.  
 20 CHAIRMAN NEWMAN: That is part of the  
 21 Master Plan objective is to encourage mass transit  
 22 opportunities. So if you -- when you're taking a  
 23 look at that, keep -- keep Barry's comment in mind.  
 24 MS. ZINCAVAGE: Sure.  
 25 CHAIRMAN NEWMAN: Maybe that's worthy of

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1 another look.  
 2 MS. ZINCAVAGE: Thanks.  
 3 COMMITTEEWOMAN GRBELJA: Didn't they stop  
 4 the bus? Didn't they stop the bus that was going to  
 5 Great --  
 6 MR. FROST: It used to come to Great  
 7 Adventure, I'm told.  
 8 COMMITTEEWOMAN GRBELJA: Yeah, but I  
 9 don't know if it comes to the outlets either.  
 10 MR. FROST: I don't know if it comes that  
 11 way at all. I don't know if it comes that way at  
 12 all. Right now I think the only access I would have  
 13 is to get to West Windsor, you know, for public  
 14 transportation. But it's something to consider  
 15 perhaps, long range.  
 16 MAYOR GRBELJA: Uber.  
 17 MAYOR KUCZINSKI: Uber now.  
 18 MR. FROST: Yes, I know. I heard that.  
 19 CHAIRMAN NEWMAN: Don't put that in the  
 20 Master Plan.  
 21 MR. FROST: Thanks.  
 22 MR. ZINER: Or Tu Amigo Taxi.  
 23 MS. BUTCH: I have one other comment.  
 24 It's related, not specific.  
 25 But this November we have a referendum on

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1 our ballot which is the county Open Space, increase  
 2 on Open Space tax. And a lot of the preservation  
 3 that we do with our partner, the county, is -- relies  
 4 on the money that is collected by that tax. And  
 5 their coffers are drying up a bit and I, personally,  
 6 would really like to see that pass. I know as a  
 7 town, you cannot advocate for that but as individuals  
 8 we can. And as an individual I hope we get votes out  
 9 to help pass that referendum.  
 10 CHAIRMAN NEWMAN: Thank you. Anyone  
 11 else? Seeing nothing further, we'll close the public  
 12 session.  
 13 Anything further comments from any of the  
 14 Board members or, of course, our professionals?  
 15 As I understand it, the purpose of  
 16 discussing the Master Plan and your presentation and  
 17 our comments was to guide you in a second or perhaps  
 18 final draft. Is there anything that we have talked  
 19 about that you need further guidance on?  
 20 MS. ZINCAVAGE: No. Thank you guys so  
 21 much for your input. I think it's just a matter of,  
 22 like you said, what I took away -- you know,  
 23 obviously there's some smaller corrections to be made  
 24 too, but just right up front in the very beginning  
 25 saying this is why Millstone is unique. It has these

1 features and it serves a regional -- the ecosystem  
 2 and services provided here serve the region and  
 3 deserve kind of a special protection.  
 4 CHAIRMAN NEWMAN: And the whole state.  
 5 MS. ZINCAVAGE: Yes, and the whole state.  
 6 CHAIRMAN NEWMAN: Thank you.  
 7 MR. FROST: I have a question.  
 8 MRS. D'ANDREA: You have to stand up so  
 9 they can hear you.  
 10 MR. FROST: Nancy, remember when we were  
 11 at the Transportation Council meeting, that gentleman  
 12 that wanted -- about an airport.  
 13 Do you remember that?  
 14 COMMITTEEWOMAN GRBELJA: Yes.  
 15 MR. FROST: And we went --  
 16 CHAIRMAN NEWMAN: Don't write any of this  
 17 down.  
 18 MR. FROST: -- yeah, we went crazy, you  
 19 know. We were very upset. Fortunately you spoke up  
 20 right away talking about every type of pollutant that  
 21 would result from that.  
 22 Do we have to protect ourselves in a  
 23 Master Plan by excluding the possibility of even a  
 24 private airport or any airport to take up land here?  
 25 Does that have to be --

1 COMMITTEEWOMAN GRBELJA: We had one prior  
 2 -- we had one private airport but it's been closed.  
 3 We preserved the land.  
 4 MR. FROST: Okay. So we don't have to  
 5 be in the future --  
 6 MAYOR KUCZINSKI: I think just by the  
 7 reference to all the sensitivity that we will find  
 8 out, Barry, I think will help take care of that.  
 9 CHAIRMAN NEWMAN: So when is the next  
 10 draft available? What is your game plan?  
 11 MS. ZINCAVAGE: I'm going to try and make  
 12 these corrections. I know the next meeting is  
 13 November 8th, correct? So, you know, I would say by  
 14 the end of -- I'm going to try to do the corrections  
 15 in the next few days and then we'll see.  
 16 But by the end of next week, I would hope  
 17 that we can circulate another draft prior to the  
 18 meeting on November 8th so there's enough time to  
 19 review everything.  
 20 MAYOR KUCZINSKI: Can you also in the  
 21 draft put in everything that is -- everything that  
 22 you're entering now in a different color instead of  
 23 red?  
 24 MS. ZINCAVAGE: Absolutely.  
 25 COMMITTEEWOMAN GRBELJA: Can I just ask

1 that everybody just give her any changes or any  
 2 suggestions before so when we come back we can really  
 3 finalize it?  
 4 I mean, it's been -- this is an extremely  
 5 important document that has to be adopted no later  
 6 than December 31st of this year or the goose is going  
 7 to be cooked.  
 8 CHAIRMAN NEWMAN: We'll shoot for  
 9 November 8th.  
 10 COMMITTEEWOMAN GRBELJA: So it would be  
 11 great. And this way if everything is in order by  
 12 November 8th, that would be just absolutely great.  
 13 MR. STEIB: So you want to have any  
 14 comments to her early enough so that they can get  
 15 done and the proposed document is here in sufficient  
 16 time before the meeting so that when our notices go  
 17 out at least ten days in advance, somebody that wants  
 18 to come in and look, it's there.  
 19 COMMITTEEWOMAN GRBELJA: Right.  
 20 MS. PINNEY: Pam, you will send us --  
 21 will you again send us electronically?  
 22 MRS. D'ANDREA: That's exactly how we are  
 23 going to do it, in a Google Doc.  
 24 MS. PINNEY: So that we can review it  
 25 before we come?

1 MRS. D'ANDREA: That's correct. Because  
 2 we want to hear everything you said that everything  
 3 is great and any other comments. Because I have to  
 4 get this noticing done before the end of -- before  
 5 the end of --  
 6 CHAIRMAN NEWMAN: Okay.  
 7 COMMITTEEWOMAN GRBELJA: And I just have  
 8 one comment before we close.  
 9 CHAIRMAN NEWMAN: Sure.  
 10 COMMITTEEWOMAN GRBELJA: Or before we get  
 11 on to the next topic. It kind of dovetails on what  
 12 Pat had said since we are talking about the Master  
 13 Plan. We are very, very fortunate in Millstone  
 14 Township to have the County Park System be a great  
 15 partner. They have purchased at least 2,300 acres of  
 16 land at their cost and their expense to preserve in  
 17 Millstone Township that we benefit from.  
 18 That includes Perrineville Park as well  
 19 as Charleston Springs Park. I didn't realize that  
 20 Charleston Springs Park is almost close to 800 acres  
 21 and growing. And Perrineville Park is over  
 22 1,200 acres.  
 23 So just between those two parks, which  
 24 continue to grow, we have really benefited. And  
 25 there are still properties that they are currently

1 negotiating on to -- for that expansion.

2           There is an -- there is going to be a  
3 question on the ballot to increase the county Open  
4 Space tax. Please consider it. We did send out an  
5 Open Space newsletter. You should have gotten it in  
6 the mail last week and we would really hope that you  
7 would consider all the benefits that Millstone has  
8 had in working with the County Park System and what  
9 great partners they have been when you choose to  
10 either vote "yes" or "no." So I just want to  
11 emphasize that.

12           CHAIRMAN NEWMAN: Okay. Thanks. That  
13 concludes the Master Plan portion on our agenda.

14           In terms of old business, Mike, is there  
15 any update?

16           MR. STEIB: Mr. Chairman, there is really  
17 no update from my last report. There have been no  
18 court decisions, no further changes in what is  
19 happening, what the context is in the court. And  
20 your COAH subcommittee continues to work hard in  
21 putting our plan together and making it a reality.

22           CHAIRMAN NEWMAN: Okay. Thanks. Any  
23 further comments from the board or anything?

24           Seeing nothing, I will call for a motion  
25 to adjourn. Is there a motion? I'll make the

1 motion. We have a motion.

2           And is there a second?

3           MR. BECK: I'll second.

4           CHAIRMAN NEWMAN: Lots of seconds. That  
5 equals we're adjourned. Thank you, everybody.

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7           (Hearing concluded at 8:55 p.m.)

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## 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.



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Angela C. Buonantuono, CCR, RPR, CLR

Notary Public of the State of New Jersey  
License No. 30XI00233100  
Dated: November 6, 2017

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