

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JULY 11, 2018**

Vice-Chairman Pepe called the meeting to Order At 7:30 p.m.

The Secretary read the Adequate Notice and the additional Noticing required by the Township.

Salute to the Flag.

Roll Call: Present: Beck, Grbelja, Oxley, Curtis, Ferro and Pepe.

Absent: Dorfman, Newman, Pado, Pinney and Ziner.

APPROVAL OF MEETING MINUTES: MAY 9, 2018

The Board having reviewed the meeting minutes, Deputy Mayor Grbelja made Motion to approve the minutes and Ms. Oxley offered a Second. Roll Call Vote: Grbelja, Oxley and Beck voted yes to approve the Minutes.

PUBLIC COMMENT PORTION: Vice Chairman Pepe opened the public comment portion of the meeting at 7:37 p.m. Seeing no public comment, he closed the meeting at the same time.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lot 4.09, Located at 2 Wren Drive consisting of 6.08 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 80,000 s.f., 40 ft. ht. building in Resolution dated 3-14-18.

Applicant returns for Final Application. Noticing not required.

Deputy Mayor Grbelja made Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck and Oxley voted yes to memorialize the Resolution.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.04, 4.05, Located at 5 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 50,250 s.f., 40 ft. ht. building in Resolution dated 3-14-18. Applicant returns for Final Application. Noticing not required.

Deputy Mayor Grbelja made Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck and Oxley voted yes to memorialize the Resolution.

P17-10 106 TRENTON LAKEWOOD ROAD, LLC - Block 53, Lots 4.06, 4.07 Located at 1 Wren Drive consisting of 7.70 ac. in the Business Park (BP) Zone. Applicant sought and received Preliminary Major Site Plan approval to construct a 49,500 s.f., 40 ft. ht. building in Resolution dated 3-14-18. Applicant returns for Final Application. Noticing not required.

Deputy Mayor Grbelja made Motion to memorialize the Resolution and Mr. Beck offered a Second. Roll Call Vote: Grbelja, Beck and Oxley voted yes to memorialize the Resolution.

WAIVER HEARING:

P18-04 TRAVERS/GRAU - Block 48, Lot 21 located at 12 Whispering Spring Drive consisting of 3.53 acres and Block 48, Lot 22 located at 11 Whispering Spring Drive consisting of 2.46 acres. Both Lots are in the R-80 zoning district. The parties have applied for minor subdivision approval to adjust a lot line so that the line will not be in the driveway of Lot 21 that includes the request for a bulk variance for lot frontage on Lot 22. The applicants seek submission completeness waivers. The application cannot be deemed complete until the Board addresses the waivers requested.

Lee Hutchinson Attorney representing the applicant.

Attorney Steib sworn in Lorilai Totten of Crest Engineering. She presented her credentials receiving her B.S. from Lehigh University. Her Professional Engineering License was awarded 1983 and she had received her Planning License in 1986. She has testified before this Board and many Boards in the State of New Jersey. She is accepted as a Professional and Engineer and Planner.

Ms. Totten explained the plan is for a lot line adjust. No improvements are requested. They are they are requesting a number of checklist items waivers and she went over the waivers. She advised there are no changes except for the imaginary lot line change.

Engineer Matt Shafai is sworn in and he advised that he has no problems waiving the checklist items.

Vice-Chairman Pepe asked for a Motion to approve the checklist waivers. Mr. Beck made a Motion to grant the waivers and Ms. Oxley offered a Second. Roll Call Vote: Beck, Oxley, Grbelja, Curtis, Ferro and Pepe vote yes to grant the checklist submission waivers.

NEW APPLICATION:

P18-04 TRAVERS/GRAU - Block 48, Lot 21 located at 12 Whispering Spring Drive consisting of 3.53 acres and Block 48, Lot 22 located at 11 Whispering Spring Drive consisting of 2.46 acres. Both Lots are in the R-80 zoning district. The lots are located at the end of a cul-de-sac. The parties seek minor subdivision approval to adjust a lot line so that the line will not be in the driveway of Lot 21. A bulk variance is need for lot frontage on Lot 22. Noticing required.

Attorney Steib has reviewed the jurisdictional packet and finds same in order to accept jurisdiction over the application.

Attorney Steib entered the following Exhibits into Evidence:

- A-1 Jurisdictional Packet
- A-2 Application dated 5-1-18
- A-3 Website Notice
- A-4 Aerial Display prepared by Crest Engineering dated 4-25-18
- A-5 Minor Subdivision plan prepared Crest Engineering dated 4-25-18

PB-1 Engineer Report dated 6-1-18

PB-2 Planner Report dated 6-4-18

Mr. Hutchinson advised that he is before the Board requesting a bulk variance for a lot line adjustment.

Ms. Totten referring to Exhibit A-4, Aerial of the property, explains the properties located at the end of a cul-de-sac. She advised that they are proposing to straighten out a lot line on Lot 21, the Travers property, so that the line goes down to the end of the cul-de-sac. The Travers have been maintaining the property since they believed that the property was theirs. Ms. Totten stated that they simply want straighten out the lot line where it belongs. Ms. Totten explains that she believes the line was originally placed this way to avoid creating a bulk variance for frontage on Lot 22, the Grau property.

Vice-Chairman Pepe opened the application to the public at 8:50 p.m. Seeing no public comments on the application, he closed that portion of the meeting to the public at the same time.

Vice-Chairman Pepe asked the Board if they have any questions. Having none, he asked for a Motion to and a Second. Mr. Ferro made a Motion to grant the minor subdivision, lot line adjustment and Ms. Curtis offered a Second. Roll Call Vote: Ferro, Curtis, Beck, Oxley, Grbelja and Pepe vote yes to grant the checklist Submission Waivers.

Seeing no further business, Vice-Chairman Pepe made a Motion to Adjourn and Mr. Ferro offered a Second and by unanimous vote, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Pamela D'Andrea