

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
APRIL 10, 2019**

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

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

Salute to the Flag.

**Roll Call:** Present: Arpaia, Beck, Curtis, Pepe, Ferro, Grbelja, Newman, Oxley Pado, Pepe and Ziner,  
Absent: Pinney, Ferro

**APPROVAL OF MEETING MINUTES: March 13, 2019**

The Board having reviewed the Meeting Minutes and any changes having been made, Chairman Newman asked for a Motion from an eligible member and a Second.

Mr. Arpaia made the Motion to approve the Meeting Minutes and Mr. Beck offered a Second: Roll Call Vote: Arpaia, Beck, Grbelja, Oxley, Pado, Ziner and Newman voted yes to approve.

**PUBLIC COMMENT PORTION:** At 7:31 p.m., Chairman Newman opened the Meeting to the public for any public comment they may have for the Board to consider this evening. Seeing none, he closed the public comment portion at 7:31 p.m.

**P18-03 BLACK BEAR DAY CAMP** - Block 35, Lots 17, 17.01, 19, 19.01, 19.02, 19.04, 20 & 20.04. Located in the RC Zoning district. The applicant reached out to the Township Committee to Request a Modification of Certain Terms and Conditions of the Millstone Township Land Use and Development Regulations Chapter XXXV for Black Bear Day Camp regarding a rezoning. The Township Committee, at their March 6, 2019 Meeting, considered the request and referred the matter to the Planning Board for their review and comment.

Mr. Pape on behalf of the requestor.

Mr. Pape advised that they have been working on certain requests for modification for the property at Black Bear that had highway frontage. He advised the Board that they had sent three areas of provisions to the Township for their consideration.

Mr. Pape offered that except for the firehouse and the community center, they were

seeking that the zone be dropped down to the RC (recreational) Zone. He explained some of the modifications that they were seeking.

Mr. Pape is asking the Board to digest the comments that they have made to the Township. It was clarified that this is not a public hearing. Mr. Pape asked that this matter be moved to the May Agenda. Attorney Steib advised that the Board does not have the particulars and without the benefit of a report from the professionals, the Board has no information or specifics as to what is being proposed. He suggested that the applicant provide the information to the professionals and the professionals should provide a report to the Board. The Board would act as the consulting entity to the Township Committee. The path was discussed as to what works best for the Board.

The Board's consensus was to consider this at the May 8th Meeting.

**P19-02 BLACK BEAR LAKE REAL ESTATE CO., LLC** - Block 35, Lots 17.01, 19, 19.01, 19.02 & 20. 34.88 acres located at 457 Stage Coach Road in the RC Zone. Applicant seeks Preliminary and Final Site Plan approval to construct a 4,780 s.f. building, 31.56 ft. in height trampoline building. Variance required for height. Maximum lot coverage 10.87% where 10% is allowed. Noticing Required. Date of Action: 7-25-19.

Attorney Steib advised that he has reviewed the Noticing Packet and finds same in order and the Board accepts jurisdiction over the application.

Attorney Steib read the following exhibits into the record:

- A-1 Jurisdictional Packet
- A-2 Application dated 3-7-19
- A-3 Web Notice
- A-4 Preliminary and Final Major Site Plan prepared by Crest Engineering dated 2-26-19
- A-5 500 foot color Aerial prepared by Crest Engineering dated 2/16/19 (NJ Orthoimagery 2015)
- A-6 Survey of property Prepared by Crest Engineering dated 9-21-17
- A-7 Architecturals prepared by James A. Koppenhaver, P.E. dated 9-11-17
- A-8 Stormwater Management Statement prepared by Crest Engineering dated 2-26-19 consisting of two pages
- A-9 Traffic Study prepared by McDonough and Rae dated March 11, 2019

- A-10 Aerial Display prepared by Crest Engineering dated 4/9/19
- A-11 Photograph of existing building
- PB-1 Engineer Report dated 4-3-19
- PB-2 Planner's Report dated 4-9-19

Attorney Kenneth Pape representing the applicant.

Mr. Pape provided that the applicant is seeking to construct a 4,780 addition to an existing building used primarily for trampoline training during camp and during the balance of the year.

Mr. Pape stated that two (2) bulk variances are needed for height of building which could be amended to agree that the building height is 30 ft. so that no variance request is need. Mr. Pape stated that the impervious coverage is at 10.8% but not sure that is an accurate percentage. Mr. Pape qualified that additional lands have been dedicated for Right of Way which could contribute to the impervious number. He offered that the applicant would go through the property and saw cut they offer to go though the sight and saw cut.

Attorney Steib sworn in Lorali Totten of Crest Engineering Associates. Mr. Totten has testified before in the past as a professional Engineer and Professional Planner. Chairman Newman advised that the Board is aware of her credentials and accepts here as an expert P.E. and P.P.

Entered into Evidence, Exhibit A-10, Aerial display of the trampoline area.

Ms. Totten stated that but for the addition of the trampoline the rest of the site will remain the same. The dimensions of the building addition are 4,750 s.f., 70 feet long and 64 feet wide, located 50 feet off property line and 275 feet off of Red Valley Road.

Marked into Evidence is Exhibit A-11, Black and White Photograph of the existing building.

Ms. Totten stated that the building is used during camp as part of the camp. No additional parking spaces are required since the trampoline building is used for training after hours when camp is not in session. She advised that the current building is already used for trampoline instruction. The hours of operation would be until 9:00 p.m. or perhaps 10:00 p.m.

Mr. Pado Inquired f the applicant has met with the Fire Department and if they have generated a report. He is concerned that emergency vehicles are able to get to the Site of the new building in the case of an emergency.

The applicant advised that as part of Resolution Compliance, they would meet with the Fire Department.

Board Engineer Shafai wants to clear up the Right of Way issue. He wants to make sure that they have the proper lot area calculation. Mr. Pape advised it is their goal to make the lot area variance go away by removing the asphalt.

Engineer Shafai wants the lots consolidated into one lot. Mr. Pape agreed to consolidate the lots.

Chairman Newman went over Board Engineer Shafai's report. The applicant is not removing any trees. Engineer Shafai wanted to know what would be taking place outside of the building. Are there any other sports or activities proposed inside the new construction. Engineer Shafai is seeking additional landscaping. The applicant agreed to meeting with the professionals to discuss the landscaping.

Mr. Pape advised that the hours of operation are after school and no later than 10:00 p.m. during the week. They will be open on Saturdays and during summer camp hours and after camp has left will go back to the after school hour program.

The applicant advised that the existing well is to service the building. Monmouth County Board of Health approval is needed.

No loud speakers are to be projected from the building. No additional lighting is proposed. Engineer Shafai wanted to address the waivers requested. The waivers that were requested are the calculations for buildable area vs. critical area, profiles of the streets, nothing is to be provided along the road, provision of the EIS is required.

Mr. Pape advised that this is an existing camp. A copy of the application is to be provided to the Environmental Commission for their review and comment. He stated that all utilities are presently on site. No new propane tanks are needed.

The Planner's Report was discussed. Mr. Pape refers to the use of the building as indoor recreation.

Mr. Pape advised that a small baseball field is being removed. No trees will be removed to construct the building.

Chairman Newman asked about the home located on Lot 19.04. He is concerned that the building could be seen from the lots. Mr. Pape advised that Black Bear Lake owns the lot. Chairman Newman advised that ownership could change. The Board voiced its concern that the building could be visible from Red Valley Road. The Board was looking for additional landscaping to be planted.

Chairman Newman asked how parties navigate the property with minimal lighting.

Attorney Steib swore in Ian Feibelman, Director of Black Bear Day Camp. Mr. Feibelman

Mr. Arpaia asked if the building is utilized during camp season exclusively by campers or is it open to the public. Mr. Pape advised that the facility is used for gymnastic training. The camp has a trampoline program for people signed up to train there.

Mr. Ziner asked if there will be any competitions taking place there. The applicant advised that that is not their intention.

Chairman Newman opened the application up to the public at 8:15 p.m.

Attorney Steib swore in Jennifer Burgess, 2 Francis Court.

She is concerned about the year-round use. The current building is 4,800 s.f. and now it will be doubling. She asked for clarification of the use of the building and voice her concern about the traffic it would create. She is concerned about the intensification.

Chairman Newman asked if there were other places where people would park to get to the facility. Mr. Feibelman advised no.

People must register for the trampoline training.

The Board asked if the building would be leased to organizations. Mr. Feibelman advised that they offer additional training to those who have signed up. He estimated 15-20 campers are in the program.

The Board members voiced concerns. Vice-Chairman Pepe suggested that the applicant plant additional trees to buffer from the neighbors. Deputy Mayor Grbelja advised that the parking area needs a lot of work since it is very rough parking area. She is concerned about lights shining in the residents' windows. Ms. Oxley stated that cars traversing on gravel is very loud.

The Board had concerns about the extended hours during winter and the unsightly look of the building during winter when the trees are bare.

McDonough and Rea had submitted a traffic study, entered into evidence as Exhibit A-9, which addresses the traffic flow. Chairman Newman stated that the study feels that there will be no traffic impact as a result of the proposed facility.

Mr. Pado asked the Engineer about the parking space need for the new building. Engineer Shafai stated that the parking lot can handle 60 cars. Although the parking lot is unsightly, he sees no parking space problem.

The hours are after school, around 3:00 p.m. until 9:00 p.m. or 10:00 p.m.

Attorney Steib advised the Board that this is a permitted use. The enforcement of noise is under the police powers of the ordinance.

Deputy Mayor Grbelja wants to make sure that the applicant develops a landscaping plan and have professionals look at the parking lot jointly come up to address concerns addressed here today.

The applicant is seeking 5 waivers. Some conditions if approved, including but not limited to the Fire Department and the Environmental Commission's review of the application, a landscaping plan and parking area to be reviewed by the Board professionals, saw cutting 1,000 s.f. of the asphalt to eliminate the lot coverage problem, Monmouth County Board of Health's report on the septic system.

Chairman Newman asked for a Motion to either approve or deny the application. Mr. Arpaia made a Motion to approve as conditioned and Deputy Mayor Grbelja offered a Second. Roll Call Vote: Arpaia, Grbelja, Beck, Oxley, Ziner, Curtis, Pado, Pepe and Newman voted yes to approve the application as conditioned.

**NEW BUSINESS:**

Attorney Steib explained the 5G to the Board. He stated that the intensity to provide service has increased. The old systems are not adequate to handle the technology. The service needs to be closer together at least 500 feet apart and they are to be placed along roadway. Public rights of ways cannot restrict where they are located. They will require support equipment as well. The bottom line is that they coming down the pike. These systems will be built and we have to have the expectations that they will be located along highways. Attorney Steib advised that the new shot clock is 90 days to process the applications. They can be done internally and administratively.

Deputy Mayor Grbelja explained how the Township put the cell tower ordinance together. She stated that this is a lot for the Board. She will advise the Township Committee and keep the Board updated.

See no further business, Chairman Newman made a Motion to adjourn the meeting at 8:50 p.m. and Mr. Ziner provided a Second and by unanimous vote the meeting adjourned.

Respectfully,

Pamela D'Andrea