

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES OF 07/09/07**

The regular monthly meeting of the Environmental Commission of Millstone Township was held at the Municipal Building, 215 Millstone Road, Perrineville, NJ. It was noted by the Secretary that adequate notice of this meeting was provided as required by PL 1975, Chapter 231 (Open Public Meeting Act.) Vice Chairman Barry Frost called the meeting to order at 7:35 p.m.

IF YOU ARE GOING TO BE LATE OR NOT ABLE TO ATTEND, PLEASE GIVE US THE COURTESY OF A PHONE CALL.

<u>ATTENDANCE</u>	<u>Present</u>	<u>Absent</u>	<u>Arrived Late</u>
Chairperson Eric Davis	<input type="checkbox"/>	X	<input type="checkbox"/>
Barry Frost	X	<input type="checkbox"/>	<input type="checkbox"/>
Doug Lischick	X	<input type="checkbox"/>	<input type="checkbox"/>
Benny Quaglierini, Alternate 1	X	<input type="checkbox"/>	<input type="checkbox"/>
Rich Tomer	X	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Torno	X	<input type="checkbox"/>	<input type="checkbox"/>
Tara Zabrosky	<input type="checkbox"/>	X (Vacation)	<input type="checkbox"/>
Philip Brilliant, Alternate 2	<input type="checkbox"/>	X	<input type="checkbox"/>
Mary Pinney	X	<input type="checkbox"/>	<input type="checkbox"/>
Board Secretary	X	<input type="checkbox"/>	<input type="checkbox"/>

PLEDGE OF ALLEGIANCE – led by Vice Chairman Barry Frost

MOMENT OF SILENCE – led by Vice Chairman Barry Frost

Minutes of 06/11/07 meeting were approved on a motion by M/Jeff Torno and seconded by S/Mary Pinney. Motion carried.

GUESTS: None

BUSINESS FROM THE FLOOR – None

UPDATE FROM COMMITTEEMAN STEVE SICO – Absent (on vacation)

CHAIRPERSON REPORT – Eric Davis– Absent

VICE CHAIRMAN REPORT – Barry Frost– At the 7/5/07 Township Committee meeting the proposed Ordinance #07-07 regarding car wash was tabled “indefinitely”. The EC will keep a close eye on this and continue to submit our objections due to certain environmental issues. As an FYI – the new application for a proposed car wash on Route #33 (EC received an EIS on 12/4/06) was withdrawn, it was never deemed complete so no formal action was taken.

Plan Review – NOTE: The Municipal Building has been reserved for the fourth Tuesday of each month and the EIS/Plan Review Committee will use this time for the purpose of plans review. Board Secretary will send any comments from Plan Review Committee to the

applicant, representatives of the applicant (engineer and attorney) if known, Millstone Township Planning Board and Board of Adjustment and Township Engineer Matt Shafai. **Next meeting to be Tuesday, July 24, 2007 at 7:30 p.m. in the back office of the Municipal Building.**

PLANNING BOARD UPDATE- Mary Pinney, PB Liaison – Meeting held on June 13, 2007. PB update from meeting e-mailed to all EC members on 6/25/07. Next meeting is July 11, 2007.

Board of Adjustment Update – Update of meeting sent to EC on 6/28/07. **APPLICATION: Z05-03 CHARLES NOREIKA** - Block 50, Lots 1.01, 1.02, 1.03 & 2. Located on Paint Island Spring Road and Millstone Road. 30.1 acres located in the R-80 Zone. Preliminary Major Subdivision to develop an (11) lot subdivision consisting of (1) existing residential building lot, (8) new single-family residential lots, (1) lot dedicated for drainage and (1) existing non-conforming commercial lot. Use variance and (6) bulk variances requested. Applicant returns to the Board for Use Variance, Bulk Variance and Preliminary Major Subdivision approval under *Whispering Woods* Settlement. Application granted.

NEW APPLICATION:

Z07-03 KAPOULER – Block 16.01, Lot 2. 3.26 acres the BP Zone located off of Rike Drive in the Moto Industrial Park. Applicant seeks use variance approval to utilize 14,000 sq.ft. of a partially occupied building to use as a gymnastics academy. Deemed Complete: 6/1/07. Date of Action: 9-29-07. Approval granted.

Z06-05 537, ABR, LLC - Block 60.01, Lot 15.01. 4.02 Acres located in the HC Zone at 490 Monmouth Road. Applicant seeks use variance to construct a two-story 9,820 sq.ft. building for car wash and service area and a 10,000 sq.ft. storage warehouse. A design waiver requested. Deemed Complete 6/1/07. Date of Action 9/29/07. Application heard in part and carried to 7/25/07 without any further noticing required.

Next Meeting to be held on July 25, 2007.

EIS Review -Barry Frost/Tara Zabrosky – CKV Realty - Phase 1 Environmental Audit for Bl. 57, Lot 16, EIS for Bl. 57 and portion of Lot 19 (**NOT DEEMED COMPLETE**) - Given to Barry Frost/Tara Zabrosky on 7/09/07

Resolution compliance items for preliminary major subdivision EIS, Revised Plans for Country Road Estates - Lot 1, and Bl. 57.01 - EIS copy given to Barry Frost on 7/9/07

Regional Greenway Planning Group – Jeff Torno – Meeting held on 6/25/07 for final presentation. Jeff Torno and Eric Davis were present at this meeting. Mr. Torno gave all EC members a copy of the minutes from this meeting. Millstone Township Mayor & Committee were thanked for the support.

Parks & Recreation Open Space Inventory – Jeff Torno – Committee met and the engineers named a possible location: 165 acres of the David Lee Property (price to be +\$6 million).

Around the Town Agenda Items – N/R

CORRESPONDENCE

6/15/07 letter from Matt Shafai of Avakian Inc. re Country Road Estates, Lot 1, Block 57.01

Freshwater Wetlands Application Checklist - applying for LOI & General permit authorization for Vito F. Cardinale, Disbrow Hill Road, Bl. 16, Lot 3

6/11/07 letter from Alison Hayes of Geographic Magic introducing her company

Brochure - Protecting Nature in Your Community

6/20/07 package from Pam D'Andrea/BOA regarding 2 applications for D. Morgan Tracey Application (Bl. 39.01, Lot 2.02) 353 Sweetman's Lane LLC, (Bl. 39.01, Lot 2.01) - maps, EIS, Stormwater management report. Applications if deemed complete may go on July BOA agenda

Postcard from NJDEP Bureau of Safe Drinking Water

Freshwater Wetlands Application Checklist for Sangeet Dhillon, Bl. 60.01, Lot 16.02 - LOI (dated 4/10-/07, rec'd. 6/21/07)

6/27/07 LOI submission for Daniel Renzi, Lot 8, Bl. 45 Charleston Spring Road

ANJEC letter dated June 2007 with publication, "Transfer of Development Rights: A market-Driver Planning Tool" original with Pam D'Andrea

6/19/07 copy of letter from NJDEP re suspected hazardous substance discharge notice NJDEP Case Number: 07-06-18-0843-36, due to accident on 195

6/18/07 letter from NJDEP Bureau of Southern Field Operations re Advance Tire Inc., Rike Drive - No Further Action Letter & Covenant Not to Sue

2 copies of CKV Realty - Phase 1 Environmental Audit for Bl. 57, Lot 16, EIS for Bl. 57 and portion of Lot 19 (**NOT DEEMED COMPLETE**) - Given to Barry Frost/Tara Zabrosky on 7/09/07

July 2007 copy of a letter from Eastern States Environmental Assoc. Inc. re Bl. 19, Lot 1 re applying for general permit authorization - with copy of variance sketch buffer averaging plan map enclosed

6/27/07 letter re Daniel Renzi, Bl. 45, Lot 8 - Charleston Spring Road applying for a LOI

6/22/07 letter from Simon L. Kaufman of Lomurro, Davison, Eastman & Munoz, P.A. re David Lee, Bl. 52, Lots 1.01 & 1.07 to Pat Butch, Chair of Open Space & Farmland Preservation re environmental report submission to DEP - **to be on the Planning Board agenda July 11, 2007**

6/27/07 letter from ESP Associates re Lot 8, Bl. 45 - Charleston Spring Road - NJDEP Freshwater Wetlands LOI

6/27/07 letter from Matt Shafai of Avakian, Inc. re D. Morgan Tracey, Bl. 39.01, and Lot 2.02 - application deemed **COMPLETE**

Copy of a letter dated 6/20/07 from NJDEP re Suspected Hazardous Substance Discharge Notification Case #07-06-29-0957-27 - residence at 17 Brookside Road - John Belz

6/29/07 letter from Matt Shafai of Avakian, Inc. re 353 Sweetman's Lane, LLC, Bl. 39.01, and Lot 2.01 - application deemed **COMPLETE**

Copy of a letter from Ken Pape to Matt Shafai, Township Engineer re Lot 12, Bl. 60.01, Originally George Hruszcak, now known at Lilac Plaza, LLC (a/k/a Ramroop)

6/29/07 - Resolution compliance items for preliminary major subdivision EIS, Revised Plans for Country Road Estates - Lot 1, and Bl. 57.01 - EIS copy given to Barry Frost on 7/9/07

Articles from local newspapers regarding Car Wash proposed Ord. #07-07 were attached to this evening's agenda with a copy of the article from Examiner dated 7/5/07 regarding Scooter's Corner (Noreika) project getting its first green light from the BOA.

OLD BUSINESS

- Proposal from Amy S. Greene Environmental Consultants, Inc. – Mr. William Romaine, project manager –Board Secretary sent this proposal out again via e-mail to all EC members and they should come prepared at the August 13 meeting to discuss. Board Secretary will get guidance from Maria Dellasala regarding if additional bids are needed, etc.
- Board Secretary was asked to re-send (the EC 3rd request) photos of Perrineville Road properties (one is the Smith property) to James Pickering and Pat Hynes for update.
- Doug Lischick reports as part of the Millstone Township Stream Cleanup held June 3, 2007; we collected a total of 53 bags of trash at an estimated weight of over 400 pounds. In addition, various pieces of scrap metal, scrap wood, a tire and several sign posts were collected. This information was given to Maria Dellasala for her Clean Communities report.

NEW BUSINESS - None

ADJOURNMENT

At this time a motion to adjourn by Benny Quagliarini and seconded by Mary Pinney at 9:03 p.m. Motion carried.

NEXT MEETING: MONDAY, AUGUST 13, 2007
7:30 p.m.

MUNICIPAL BUILDING, PERRINEVILLE

Respectfully submitted,
Marianne Heyesey, Secretary – 609/259-4341