

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MEETING – 06/12/06 AGENDA**

MEETING CALLED TO ORDER – Chairperson Donna Haag

<u>ATTENDANCE</u>	<u>Present</u>	<u>Absent</u>	<u>Arrived Late</u>
Chairperson Donna Haag	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Eric Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barry Frost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doug Lischick	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Benny Quaglierini, Alternate 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rich Tomer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Torno	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tara Zabrosky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Board Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLEDGE OF ALLEGIANCE – led by Chairperson Haag

GUESTS

Deborah Novellino, Chairperson Millstone Township Shade Tree Commission;
Shade Tree Commission Members: Caryn Ziner, Brenda Tannenbaum, George Siebert, Joe Goffreda, Diane Bongo, and Eve Dilfanian

BUSINESS FROM THE FLOOR

APPROVAL OF 5/08/06 MEETING MINUTES

M/ _____ S/ _____

Review Draft Tree Ordinance with Shade Tree Commission

CHAIRPERSON REPORT – Donna Haag

VICE CHAIRMAN REPORT – Eric Davis

PLANNING BOARD UPDATE- Donna Haag, PB Liaison – UPDATE 5/10/06 PB MEETING

APPROVED APPLICATIONS:

P05-27 PIZZO (DP INVESTMENTS) – Block 16.01, Lot 3. 800 Rike Drive, 3.37 acres located in the BP Zone. Applicant seeks Preliminary and Final Site Plan Approval to construct a two (2)-story building consisting of 10,105 sq.ft. Deemed Complete 2/9/06. Carried from 4/6/06. Extension granted through May 2006. *Approved.*

P06-01 HARTER FAMILY LTD PARTNERSHIP – Block 17, Lot 8. Located on Highway 33 in the HC Zone consisting of 9.39 acres. Applicant seeks preliminary and final site plan approval to create three (3) highway commercial lots for future development. Application deemed complete 3/7/06. *Approved.*

P06-04 PALMA – Block 12, Lot 1.17. Located on Battleground Road. Consisting of 64.7 acres in the R-130 Zone. Received Preliminary Approval 6/11/03 for major subdivision for 17 building lots and 1 drainage basin lot. Applicant seeks Final Approval. Deemed Complete 3/24/06. Date of Action 5/8/06

ADOPTED:

**AMENDMENT TO THE MASTER PLAN OF THE TOWNSHIP OF MILLSTONE
ADOPTING ANJEC PLAN ELEMENT**

TABLED:

**AMENDMENT TO THE MASTER PLAN OF THE TOWNSHIP OF MILLSTONE
ADOPTING THE CROSSWICKS CREEK/DOCTORS CREEK WATERSHED
GREENWAY PLAN**

**ORDINANCE 06-10 – AMENDING ZONING DISTRICT REGULATIONS CHANGING
THE DEFINITION OF “BUILDING HEIGHT” IN SECTION 2-2, ENTITLED “SPECIFIC
DEFINITIONS”. Recommended as Consistent with Master Plan**

**ORDINANCE 06-18 – AMENDING PERMITTED USES, SCHEDULE OF AREA, YARD
AND BUILDING REQUIREMENTS ZONING DISTRICT REGULATIONS IN THE PCZ
ZONE. Recommended as Consistent with Master Plan**

**Plan Review Subcommittee Eric Davis/Rich Tomer/Benny Quagliarini/Jeff
Torno & Doug Lischick**

***REMINDER: An application cannot have a hearing date unless it has been
deemed complete. If an application has a hearing date on PB or BOA
agenda, IT HAS BEEN DEEMED COMPLETE.*** Plan Review Subcommittee met
on Tuesday, May 30, 2006 at 7:45 p.m. ***Next meeting is Tuesday, June 27,
2006 at 7:45 p.m.***

Board of Adjustment Update –

EIS Review – Barry Frost/Tara Zabrosky

- Riordan, Bl. 45, Lot 10.05 resubmission of EIS
- EIS received for MINING RENEWAL APPLICATIONS for Campo (Lot 13a (13.01), 14a (14.01, 14b (14.02, 19, 20 & 21 Bl. 28, Stavola (Bl. 39.01, Lots 21.04, 21.05 & 21.06) & Preston Pit #2 (previously known as Sahara Mine), Lots 16.02, 16.04, 16.05, 16.06, 16.07 Bl. 27
- 512 Route 33 LLC, Bl. 22, Lot 7 - resubmission of revised EIS (sent to Barry Frost/Tara Zabrosky on 6/5/06)
- 5/31/06 Riverside Center Associates, Bl. 18, Lots 2 & 9 - Phase 1 Environmental Site Assessment (2 copies) - sent to Barry Frost and Tara Zabrosky on 6/5/06

CORRESPONDENCE

May/June 2006 Green Heritage - Monmouth County's Open Space, Parks & Recreation Agency newsletter

Letter dated 5/8/06 from Mary Ann Friedman, Millstone Township Board of Ed President (copy e-mailed to all EC members on 5/15/06)

5/18/06 application submitted to NJDEP for General Permit Authorization for Frank Palma, Battleground Road, Bl. 12, Lot 17 & Bl. 11, and Lot 17

Copy of final plat of major subdivision (dated 12/1/05, revised 4/22/06) Jed & Barbara Soifer, Lot 1, Bl. 15 (given to Plan Review Subcommittee on 5/23/06)

MINING RENEWAL APPLICATIONS for Campo (Lot 13a (13.01), 14a (14.01, 14b (14.02, 19, 20 & 21 Bl. 28, Stavola (Bl. 39.01, Lots 21.04, 21.05 & 21.06) & Preston Pit #2 (previously known as Sahara Mine), Lots 16.02, 16.04, 16.05,

16.06, 16.07 Bl. 27 includes: plans, applications and EIS (2 copies each) - **THESE APPLICATIONS ARE TENTATIVELY SCHEDULED FOR PUBLIC HEARING ON WEDNESDAY, JUNE 21, 2006 - TOWNSHIP COMMITTEE MEETING (given to Plan Review/EIS Subcommittee on 5/23/06)**

Sampling of Municipal Ordinances Stricter than State Standards received on 5/12/06 from Kerry Miller, Assistant Director of ANJEC – copies distributed this evening to all EC members for their review

Country Road Estates, Bl. 57.01, Lot 1 – incompleteness resubmission (received Stormwater Management Report-2 copies and maps) Given to Plan Review Subcommittee on 5/30/06.

5/23/06 Letter from Matt Shafai, Avakian Inc. re Eugene Paul, Minor Subdivision, Bl. 36, Lots 28, 30 & 32 – **DEEMED COMPLETE** (will be on next available Planning Board agenda)

5/24/06 Letter from Matt Shafai, Avakian Inc. re Millstone Acquisition, LLC, Use Variance/Minor Subdivision, Bl. 20, Lot 3.14 – **DEEMED COMPLETE** (will be on next available BOA agenda)

5/15/06 Letter from Matt Shafai, Avakian Inc. re WAWA – Use Variance Site Plan, Bl. 56, Lot 4 – **DEEMED COMPLETE** (will be on next available BOA agenda)

5/23/06 Letter from Matt Shafai, Avakian Inc. re J.W. Poole, Inc., Bl. 16, Lot 9.08 – **DEEMED COMPLETE** (will be on next available Planning Board agenda)

Copy of 5/12/06 letter to Township Clerk from Crest Engineering re Frank J. Palma – applying to NJDEP for a Statewide General Permit No. 2 (Utility Crossing), No. 6 (Non-tributary wetlands) & No. 11 (Outfall and Intake Structures)

Copy of 5/12/06 letter to Township Clerk from Crest Engineering re Lucy Campo applying to NJDEP for LOI (Line Verification), Bl. 28, Lots 13.02, 14.01, 14.02, 19-21

Copy of 5/12/06 letter from NJDEP re Robert Horzepa, Bl. 42, Lot 2 Authorization for Freshwater Wetlands Statewide General permit No. 1

Copy of 5/3/06 letter from NJDEP re MECO Inc. c/o Al Lucas, Bl. 16, Lot 10.06 & 10.07 re Application for LOI – Reissuance

Riordan, Bl. 45, Lot 10.05 resubmission of incomplete items (received EIS, soil sampling and maps) 5/17/06. Given to Plan Review/EIS Subcommittee on 5/30/06

5/24/06 Letter to Township Committee from ELM re Freshwater Wetlands Permit Application – Sebastian Russo (Applegarth-Bergen Mills Road, Bl. 9, Lots 1 and 17 Monroe Township – Bl. 19, Lots 4 & 5 Millstone Township

5/23/06 Letter from Matt Shafai, Avakian re J. W. Poole, Bl. 16, Lot 9.08

5/24/06 Letter from Lisa Spaziano to Centex Homes re Landscape Plan Review (Preston Properties, Section One)

5/11/06 Letter from Crest Engineering to Millstone Township Clerk re Request of LOI (line verification) for Lucy Campo, Bl. 28, Lots 13.02, 14.01, 14.02, 19-21

5/25/06 Letter from Whitestone Associates, Inc. re Treatment Works Application WAWA Store #909, Block 56, Lots 3 and 4 (in response to our letter to Mayor and Township Committee on 5/15/06)

Freshwater Wetlands Application Checklist - 5/31/06 - Route #537 Holding Co., LLC (Bl. 56, Lots 13.01)

Lipcam Property Investments, LLC dated 5/26/06 (property in Monroe, NJ), 806 Highway 33 East, Bl. 3, Lot 24.03

Crosswicks/Doctors Creek Regional Greenway Planning Group Trail Feasibility Survey for Residents

First Public Meeting for Crosswicks/Doctors Creek Regional Greenway Planning Group to be held on September 5, 2006, 7:00 p.m. in Allentown, NJ

Minor Subdivision, Hwang, Bl. 9, and Lot 1 - 2 copies EIS and soil samples report received - 6/1/06

5/31/06 Riverside Center Associates, Bl. 18, Lots 2 & 9 - Phase 1 Environmental Site Assessment (2 copies) - sent to Barry Frost and Tara Zabrosky on 6/5/06. If the EC can generate a report on the Phase 1 by the June 14, 2006 Planning Board meeting, they PB can hear the waiver request

512 Route 33 LLC, Bl. 22, Lot 7 - resubmission of revised: Site plan (last revised 5/9/06), Stormwater Management Report (revised 6/1/06), Traffic Impact, EIS (revised 5/31/06) and Historic Pesticide - 6/2/06

5/30/06 letter from Matt Shafai, Avakian, Inc. re Total Stone Use & Preliminary, Major Subdivision, Bl. 53, Lot 4 to Planning Board – application **DEEMED COMPLETE** – will be scheduled for the next available PB meeting

E-Mail from ANJEC re Protection of Endangered Species Habitat dated 6/5/06 – forwarded to all EC members on 6/5/06 – any interest?

OLD BUSINESS

- Status on Earl Smith property
- Clean Communities – Jeff Torno

- ANJEC Road Show – Topic Stream Corridors

NEW BUSINESS

- Other

ADJOURNMENT

Motion to adjourn by _____ and seconded _____ by at _____ p.m.

NEXT MEETING: MONDAY, July 10, 2006

7:30 p.m.

MUNICIPAL BUILDING, PERRINEVILLE