

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MONTHLY MEETING MINUTES OF 06/12/06**

The regular 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.) Chairperson Donna Haag 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 Donna Haag	X	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairman Eric Davis	X	<input type="checkbox"/>	(left early-family commitment)
Barry Frost	<input type="checkbox"/>	X (another meeting)	<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	X	<input type="checkbox"/>	<input type="checkbox"/>
Board Secretary	X	<input type="checkbox"/>	<input type="checkbox"/>

PLEDGE OF ALLEGIANCE – led by Chairperson Donna Haag

Minutes of 5/08/06 meeting was approved on a motion by Jeff Torno and seconded by Benny Quaglierini. 1 abstention. Motion carried.

GUESTS:

Mr. Ken Pape, Esq., Mr. Joe Poole and Peter Strong/Crest Engineering re JW Poole, Lot 9.08, Bl. 16 (Site Plan in Moto Industrial Park) & Total Stone, Lot 4, Bl. 53 (Subdivision approval to create industrial park) and 512 Route 33 LLC, Bl. 22, Lot 7 in response to our 5/31/06 comments (Dr. Raymond Walker of Maser Consulting)

Deborah Novellino, Chairperson Millstone Township Shade Tree Commission;
Shade Tree Commission Members: Caryn Ziner (left early-not feeling well), Joe Goffreda and Diane Bongo

BUSINESS FROM THE FLOOR - NONE

CHAIRPERSON REPORT – Donna Haag – N/R

VICE CHAIRMAN REPORT – Eric Davis – N/R

Plan Review – NOTE: The Municipal Building has been reserved for the fourth Monday 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. At the 4/25/06 meeting Total Stone and Country Estates were reviewed and comments

submitted. **Next meeting will be Tuesday, June 27 at 7:45 p.m. at the Municipal Building.**

Reviewed Draft Tree Ordinance with Shade Tree Commission

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 PCD ZONE. Recommended as Consistent with Master Plan

Board of Adjustment Update – Mecca Investors, Inc., Bl. 16, Lot 10.05 (located at 200 Mecca Drive), WAWA, Bl. 56, Lots 3 and 4 (located at Route 537 & Pine Drive) and Millstone Acquisition, Bl. 20, Lot 3.14 (located at Route 33 and Dugan’s Grove Road) will be on 6/28/06 agenda

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
- Amended EIS dated 6/5/06 (copy given to EIS Review Subcommittee on 6/12/06) for Campo Mining Pit - Baird Road, Lots 13.01, 14.01, 14.02, 19, 20, 21 & 21 in Block 28

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?

Millstone Township Planning Board agenda for 6/14/06 meeting

Millstone Township Board of Adjustment agenda for 6/28/06 meeting

6/7/06 letter from Pam D'Andrea, Board Secretary to Millstone Acquisition, LLC, Bl. 20, Lot 3.14 regarding hearing date of 6/28/06

6/7/06 letter from Pam D'Andrea, Board Secretary to Mr. Kenneth Pape, Esq. re Total Stone, Bl. 53, Lot 4 (Preliminary and Final Major Site Plan) regarding application is deemed complete and hearing date at BOA is 7/12/06 meeting

6/1/06 Letter from Matt Shafai of Avakian, Inc. re Site Plan, Wawa, Inc., Lot 4, Bl. 56

6/2/06 Letter from Matt Shafai of Avakian, Inc. re Millstone Acquisitions, LLC, Minor Subdivision/Use Variance, Bl. 20, Lot 3.14

6/7/06 Letter from Pam D'Andrea, Board Secretary to Richard Cohen, Esq. re Riordan, Minor Subdivision to be heard at 7/12/06 Planning Board meeting

6/1/06 Letter from NJDEP to Earl Smith re Notice of Violation, Bl. 30, Lot 5

6/7/06 Letter from Pam D'Andrea, Board Secretary to Kenneth Pape re Mecca Investors, Inc., Bl. 16, Lot 10.05 to be heard at 6/28/06 Board of Adjustment meeting

NJDEP Conserve Wildlife Spring 2006 issue

6/5/06 Monmouth County Park System Distribution of the Final Draft Monmouth County Open Space Plan - Public Hearing Notice

6/5/06 letter from Kenneth Pape, Esq. re 512 Route 33 LLC, Bl. 22, Lot 7 appearing at our 6/12/06 EC meeting to provide responses to our 5/31/06 comments

5/31/06 letter from NJDEP to Gravatt Consulting Group re Double R Contracting Inc. c/o Charles Noreika, Bl. 50, Lots 1.01, 1.02, 1.03 & 2 (Freshwater Wetlands Transition Area Waiver - Averaging Plan application is withdrawn effective 5/31/06 as requested by application in a letter dated 11/29/05

6/5/06 Mining Permit renewal map & revised (amended) EIS dated 6/5/06 (copy given to EIS Review Subcommittee on 6/12/06) for Campo Mining Pit - Baird Road, Lots 13.01, 14.01, 14.02, 19, 20, 21 & 21 in Block 28

OLD BUSINESS

- Status on Earl Smith property (E-Mail from Matt Shafai of 6/7/06 states a copy of the DEP violation notice was received – copy in our Correspondence)
- Clean Communities – Jeff Torno
- ANJEC Road Show – Topic Stream Corridors
- Board Secretary to send e-mail to Lisa S. to find out if she received photos from Earth Day

NEW BUSINESS

ADJOURNMENT

At this time a motion to adjourn by Rich Tomer and seconded by Jeff Torno at 9:40 p.m. Motion carried.

NEXT MEETING
MONDAY, JULY 10, 2006
7:30 p.m. – Please be on time
MUNICIPAL BUILDING, PERRINEVILLE

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