

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION  
REGULAR MONTHLY MEETING MINUTES OF 10/09/06**

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 7:33 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	<input type="checkbox"/>	<input type="checkbox"/>	X
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	<input type="checkbox"/>	X	<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 9/11/06 meeting was approved on a motion by Barry Frost and seconded by Benny Quaglierini. Motion carried.

**GUESTS:** None

**UPDATE FROM COMMITTEEMAN STEVE SICO – N/R**

**BUSINESS FROM THE FLOOR** – None

**CHAIRPERSON REPORT – Donna Haag** – Gave update on Planning Board business

**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.  
**Next meeting will be Tuesday, October 24, 2006 at 7:45 p.m. at the Municipal Building.**

**Planning Board Update – Donna Haag Liaison Update from 9/13/06 meeting -**

**RESOLUTIONS: TOTAL STONE** – Block 53, Lot 4. Located at Red Valley Road and Trenton-Lakewood Road. 28.7 acres in the BP Zone. Applicant received Preliminary Major Subdivision approval for a 7-lot subdivision for existing building, private road and 5 new building lots.  
**Approved 8/9/06. Memorialized 9/13/06.**

**NEW APPLICATION:**

**33 ASSOCIATES (RIVERSIDE CENTER)** – Block 18, Lot 2.02. Located on Route 33. 57.7 acres located in the PCD Zone. Applicant seeks Preliminary Major Subdivision Approval to subdivide property into 9 individual sites. Deemed Complete 7-12-06. Date of Action: 11/9/06. Application heard in part; carried to November 8, 2006, extension granted through 12/31/06.

**CARRIED APPLICATION:**

**SOIFER** – Block 15, Lot 1. Located at intersection of Disbrow Hill Road and Huneke Way. Located in the RUP Zone. Applicant seeks Final Major Subdivision Approval to construct 5 residential lots. Preliminary Approval Granted 9/14/05. Carried from 8/9/06. **Final approval granted.**

**512 ROUTE 33, LLC** – Block 22, Lot 7. Located on Route 33. 9.23 acres in the HC Zone. Applicant seeks Preliminary and Final Site Plan approval to construct a 15,925 sq.ft. retail center. Variances needed. Deemed Complete 6/19/06. Date of Action: 10/17/06. **Approval granted.**

**COUNTRY ROAD ESTATES** – Block 57.01, Lot 1. Located at Old Noah Hunt Road and Trenton Lakewood Road (County Road 526). Zoned RU-P consisting of 58.405 acres. Applicant seeks Preliminary Major Subdivision approval to construct 6 residential lots. Variance needed. Carried to 10/11/06

**REVIEW AND RECOMEND:**

**ORDINANCE 06-31** - CREATING THE POSITION OF "MUNICIPAL HOUSING LIAISON" TO ADMINISTER THE TOWNSHIP OF MILLSTONE'S AFFORDABLE HOUSING PROGRAM PURUSANT TO THE FAIR HOUSING ACT

Board found Ordinance to be consistent with the Master Plan.

**KENSINGTON ORGANIZATION Block** 60.01, Lot 17 and 18.01. Mount Holly-Freehold Road. NC Zone. 1.43 ac. Preliminary and Final Major Subdivision (construction of 6,363 sq. ft. retail bldg.) Resolution Memorialized. 8/10/05. Applicant returns to Board regarding tree removal. Applicant to work with Board Professionals/Shade Tree for tree replacement and supplementation.

**Next PB meeting is 10/11/06 – proposed agenda:**

**RESOLUTIONS:**

**KENSINGTON ORGANIZATION Block** 60.01, Lot 17 and 18.01. Mount Holly-Freehold Road. NC Zone. 1.43 ac. Preliminary and Final Major Subdivision (construction of 6,363 sq. ft. retail bldg.) Resolution Memorialized. 8/10/05.

**SOIFER** – Block 15, Lot 1. Located at intersection of Disbrow Hill Road and Huneke Way. Located in the RUP Zone. Applicant seeks Final Major Subdivision Approval to construct 5 residential lots. Preliminary Approval Granted 9/14/05. Final Approval Granted 9/13/06.

**512 ROUTE 33, LLC** – Block 22, Lot 7. Located on Route 33. 9.23 acres in the HC Zone. Applicant seeks Preliminary and Final Site Plan approval to construct a 15,925 sq.ft. Retail center. Variances needed. Approval Granted 9/13/06.

**CARRIED APPLICATION:**

**COUNTRY ROAD ESTATES** – Block 57.01, Lot 1. Located at Old Noah Hunt Road and Trenton Lakewood Road (County Road 526). Zoned RU-P consisting of 58.405 acres. Applicant seeks Preliminary Major Subdivision approval to construct 6 residential lots. Variance needed. Carried from 8/9/06; 9/13/06.

**PAUL, EUGENE** – Block 36, Lots 28, 30 and 32. Located along Millstone Road in the R-130 Zone consisting of 8.87 acres. Minor Subdivision w/ variance. Applicant proposes to consolidate 3 existing vacant contiguous lots into two new building lots. Application Deemed Complete 5/23/06. Carried from 6/14/06.; 8/9/06. **May be carried to 11/8/06**

**HUNEKE, ROBERT** – Block 16, Lots 6 and 6.02. Located at 21 Huneke Way. Consists of 35.82 acres in the RU-P Zone. Applicant seeks Final Major Subdivision Approval to modify two lots into 3 lots. Preliminary granted 2/06.

**J. W. POOLE, L.L.C.** – Block 16, Lot 9.08. Located on Rike Drive. 3.06 acres located in the BP Zone. Preliminary Major Site Plan granted 6/14/06. Applicant seeks Final approval to construct a one-story, 9,984 sq.ft. bldg.

**Board of Adjustment Update** – Update from 9/27/06 meeting:

**DJ'S CAPITAL ENTERPRISES (SAVOIA)** – Block 16.01, Lot 2. 600 Rike Drive. 3.26 acres located in the BP Zone. Present use office and warehouse (under construction). Applicant proposes to utilize 21,000 sq.ft. for office, warehouse, commercial recreation (Batting cages). Application Denied July 27, 2006. Resolution Memorialized 9/27/06.

**CARRIED APPLICATION:**

**WAWA – Block 56, Lots 3 and 4.** Located at CR 537 and Pine Drive. 5.57 Acres located in the HC-1 Zone. Applicant's present use: Food Mart and Gasoline Station. Applicant seeks building and parking addition to the present use. Preliminary and Final Site Plan. Deemed complete 5/15/06. Date of Action: 9/12/06. Extension granted through 9/30/06. Applicant requests matter is dismissed without Prejudice. Board dismissed without prejudice.

**COTTRELL, RICHARD (John Trippiedi- Owner)** – Block 37.07, Lot 29.06. Vacant property located on Clarksburg Road consisting of 40,000 sq.ft. acres in the R-80 Zone. Applicant seeks approval to construct a 3,300 sq.ft. Single-family dwelling. Variance needed for lot area. Carried from: 7/26/06. Approved 9/27/06.

**PARAMOUNT PROPERTIES** - Block 54, Lot 1. Applicant received variance approval to construct a single family dwelling in Resolution memorialized on October 28, 2005. Applicant returning to the Board for an Extension of Time. Extension granted through January 2007.

**MILLSTONE ACQUISITION** – Block 20, Lot 3.14. Located at Route 33 and Dugan's Grove Road. 6.41 acres located in the HC Zone. Applicant seeks a minor subdivision to keep the existing uses with new lot for a proposed day care center. Proposed new building consisting of 7,500 sq.ft. with one-story. Deemed Complete: 5/24/06. Carried from 6/28/06. Date of Action: 9/21/06. Extension granted through September 30, 2006. Applicant requests that the application be carried to December 14, 2006. Applicant carried to December 14, 2006 re-noticing required. **Next meeting is October 25, 2006.**

**EIS Review –Barry Frost/Tara Zabrosky** – Ditch Witch, Bl. 16, Lot 10.06 (200 Meco Drive) - Incompleteness Submission rec'd. 9/11/06

**CORRESPONDENCE**

Brochure from ANJEC – Planning to Protect Habitat Hands-On Computer Training, 10/11/06 5:30-9:00P at Brookdale Community College

ANJEC Brochure re Getting the Job Done for the Environment – Saturday, October 28, 2006 – The Conference Center at Mercer, West Windsor, NJ

9/13/06 Budget Account Status - Millstone Township EC

Brochure Municipal Land Use Center at The College of NJ re Green Building Tours

Summer/Fall issue of Municipal Land Use Center newsletter

Stony Brook Millstone Watershed Assoc. The StreamWatcher Fall - September & August 2006 issue

9/19/06 letter from NJDEP to Crest Engineering re St. Joseph's Church, Bl. 40.01, Lots 20.01 & 20.02 Treatment Works Approval Permit

9/19/06 letter from NJDEP re Suspected Hazardous Substance Discharge Notification NJDEP Case No. 06-09-18-1038-47 (18 Molsbury Lane)

9/19/06 letter from NJDEP to Whitestone Associates re Proposed WAWA Number 909 Amendment, Bl. 56, Lot 4 – **Board Secretary to forward a copy of this letter to all EC members for their review.**

9/27/06 letter from Kenneth L. Pape to Millstone Township PB re 512 Route 33, LLC (Gary Mangino) Lots 7 & 8, Block 22 providing additional soil samples from Maser

Rec'd. 9/29/06 – Application submitted to NJDEP from Frank & Susan Scotto, West Squan Road, Bl. 60.01, Lot 21.02 – LOI

Buck Mining Permit Renewal rec'd. 10/4/06 by Township Committee (EC rec'd. 3 copies)

E-mail (forwarded to all EC members) from Municipal Land Use Center dated 10/4/06 – NJ Association for Floodplain Management Second Annual Conference October 26-27, 2006 at the Doubletree Hotel & Executive Meeting Center, Somerset, NJ

Buck Mining & Materials, Inc. - revised 9/29/06 EIS (3 copies) and maps

9/27/06 letter from Crest Engineering Assoc. re Frank & Susan Scotto, Bl.60.01, Lot 21.02 request of LOI extension

10/2/06 Ideal Tile @ Riverside Center, Bl. 18, Lot 2.03 from Matt Shafai, Avakian, Inc - deemed incomplete

### **OLD BUSINESS**

Jeff Torno, Doug Lischick and Benny Quaglierini attended Crosswicks/Doctors Creek Regional Greenway Planning Group on 9/5/06. Jeff had handouts for all EC members to review including Greenways: A Guide to Planning, Design, and Development. Planning Group meets the 3<sup>rd</sup> Monday of each month; next meeting is Monday,

October 23 at 7:00 p.m. which is the 4<sup>th</sup> Monday of the month with guest speaker, Dr. Patrick R. Hossay, Associate Professor Political Science in the Division of Social and Behavioral Sciences at Stockton State College. He will be speaking regarding community engagement and strategizing and more specifically as it relates to landowners along any potential trail routes. Commissioner Torno encourages all EC members to attend. Next public meeting will be after the first of the year.

Barry Frost's "draft" letter to the Township Committee for EC review re Environmental Impact Statements and the serious deficiency that exists in all of these documents was discussed again. Commissioner Frost refers to the complete and utter failure of all EIS' to state the conditions under which applicants tested for the presence of wildlife. No comment from Committeeman Sico or the Township Committee. Commissioner Frost received copies of other ordinances from ANJEC but Millstone Township by far has the better guidelines.

Ordering shirts for the EC members was finalized. A purchase requisition will be submitted by Board Secretary.

### **NEW BUSINESS**

Board Secretary will register Messrs. Frost/Torno/Quaglierini to attend ANJEC – Planning to Protect Habitat Hands-On Computer Training, 10/11/06 5:30-9:00P at Brookdale Community College

Board Secretary requested a replacement key to the Municipal Building on behalf of Eric Davis, his key was destroyed.

9/19/06 letter from NJDEP to Crest Engineering re St. Joseph's Church, Bl. 40.01, Lots 20.01 & 20.02 Treatment Works Approval Permit. The EC found this letter to be interesting to read and requested Board Secretary to send a letter to Township Engineer Matt Shafai asking what is the basis for the Treatment Works Approval permit and any updates he may have.

The EC will hold a "special meeting" on Monday evening, December 11, 2006 (our usual monthly meeting date-second Monday of each month) at 6:30 p.m. location to be determined. Board Secretary will advertise location change as required by PL 1975, Chapter 231 (Open Public Meetings Act).

### **ADJOURNMENT**

At this time a motion to adjourn by Eric Davis and seconded by Barry Frost at 8:40 p.m. Motion carried.

**NEXT MEETING**  
**MONDAY, NOVEMBER 13, 2006**  
**7:30 p.m. – Please be on time**  
**MUNICIPAL BUILDING, PERRINEVILLE**

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