

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION
REGULAR MONTHLY MEETING MINUTES OF 11/13/06**

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 7:53 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"/>	<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	<input type="checkbox"/>
Board Secretary	X	<input type="checkbox"/>	<input type="checkbox"/>

PLEDGE OF ALLEGIANCE – led by Chairperson Donna Haag

Minutes of 10/9/06 meeting was approved on a motion by Barry Frost and seconded by Doug Lischick. Motion carried.

GUESTS: Committeeman Steve Sico

UPDATE FROM COMMITTEEMAN STEVE SICO – Committeeman Sico’s project for 2007 will be working to eliminate the “black-outs” in the Township. The solution is that Millstone needs its own sub-station but where? The process will take between 12-18 months to get up and running to solve the grid problems. He would like the EC’s help in finding a location to place the needed sub-station.

BUSINESS FROM THE FLOOR – None

CHAIRPERSON REPORT – Donna Haag – Riordan, Bl. 45, Lots 10.04 (PB approval rec’d. 8/9/06). Mr. Mark Andrew of Henderson & Bodwell Engineering called and requested to come to our meeting on Monday evening, November 13 to discuss Riordan, Bl. 45, Lots 10.04. Chairperson Haag contacted Mr. Andrew and advised him he should go to the Township Engineer.

VICE CHAIRMAN REPORT – Eric Davis – Absent

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 to be determined.

PLANNING BOARD UPDATE- Donna Haag, PB Liaison – Meeting held 11/8/06

P06-02 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. Carried from 9/13/06 to 11/8/06. Matter heard in part, carried without further noticing to 12/13/06.

P06-05 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. On 11/8/06, Applicant was prepared to proceed with the application; no quorum of voting membership. Carried to December 13, 2006 without further noticing. Applicant granted an extension of time through January 10, 2007.

P05-19 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. No quorum of voting membership. Applicant requested that matter be carried. Carried to 12/13/06, no noticing is required.

P05-29 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; 10/11/06. Applicant requested that the matter be carried to the 12/13/06 meeting and granted an extension through January 1, 2007.

P02-37 RUSSO – Block Lot 19, Lots 4 and 5. Bergen Mills Road. Zone R-80. (Portion of property in Monroe Township Block 9, Lots 1 and 17). Application for Minor Subdivision NOT deemed complete. Applicant's counsel provided status of application regarding seeking NJDEP approvals.

RESOLUTIONS:

P04-46 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 tabled to 12/13/06.

Board of Adjustment Update – 10/25/06 MEETING UPDATE

RESOLUTIONS:

Z06-01 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 be Dismissed Without Prejudice. Board dismissed without prejudice. Memorialized 10/25/06.

Z06-04 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. Board Memorialized 10/25/06

Z05-09 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. Board Memorialized 10/25/06. Next BOA meeting is November 22, 2006.

EIS Review –Barry Frost/Tara Zabrosky – Rec'd. New Application - Millstone Property Investments LLC, Bl. 16, Lots 11.01, 11.02 & 11.03 - located along Prodelin Way, 9.87 acres - one day care building (one-story) & one-story office flex building - **NOT DEEMED COMPLETE**

CORRESPONDENCE

10/5/06 letter from A.D. Marble & Co to EC re Kimberly & Brian Mooney, Bl. 9, Lot 9.10 - request NJDEP for LOI

10/2/06 letter to GWS Contractors, Inc. Mrs. Bridget Davis re Proposed Site Remediation, Harter Family LP & Shurig-Davis Properties, LLC, Bl. 17, Lot 8 from Lisa Spaziano of Avakian, Inc.

10/9/06 letter to Mayor & Township Committee re Mining Permit Renewal Application, Buck Mining & Materials, Bl. 28, Lots 11 & 13.01 from Matt Shafai of Avakian, Inc.

Letter dated 10/3/06 requesting LOI for Paul Genoca, 9 Groendyke Circle, Bl. 7, Lot 14

EC Budget Status as of 10/11/06 from Millstone Township Treasurer

10/17/06 Ditch Witch, Bl. 16, Lot 10.06 – Preliminary & Final Major Site Plan Soil Report – given to Plan Review Committee on 10/24/06

10/16/06 33 Associates (Riverside Center Associates), Bl. 18, Lot 2.02 – Soil Sampling Report Dated 10/5/06 – given to Plan Review Committee on 10/24/06 – **Hearing date 11/8/06**

10/18/06 - 537 AVR, LLC, Bl. 60.01, Lot 15.01 - New Application, Use Variance- Car Wash (**not deemed complete**) - survey and letter describing environmental conditions on property and EIS

10/12/06 letter from Matt Shafai, Avakian Inc. re Ditch Witch, Bl. 16, Lot 10.06 - **DEEMED COMPLETE**

10/11/06 Eclipse Realty, 455 State Highway 33, Bl. 24, Lot 6 - LOI request

P&W Land Consultants, Inc., Application for a LOI, Bl. 24, Lot 6 - Eclipse Realty

10/18/06 Perl Acres North, Bl. 54, Lot 5.01 - Final Major Subdivision (**NOT DEEMED COMPLETE**) rec'd. Revised plans dated 10/6/06, Stormwater Drainage Report, No Further Action Letter from NJDEP dated 9/30/05

10/23/06 Ideal Tile @ Riverside Center, Bl. 18, Lot 2.03 – remission items (**NOT DEEMED COMPLETE**) 1) Traffic Impact Study – it is the same report submitted for Riverside Center Associates that will be addressed at the 11/8/06 Planning Board Meeting. 2) Surface Soil Investigation Report 3) Inlet Damage Area 4) Preliminary & Final Site Plan Revision (8/15/06). Given to Plan Review Subcommittee on 10/24/06 10/25/06 Letter from Matt Shafai, Avakian, Inc. to Millstone Township Planning Board re Riverside Center, Lot 2.02, Bl. 18

10/30/06 letter to Zoning Board from Matt Shafai, Avakian, Inc. re 537 ABR, LLC (proposed car wash/warehouse) Bl. 60.01, Lot 15.01 - **DEEMED COMPLETE**

11/3/06 rec'd. Public Notice from PSE&G Services Corp. re Application for Modified Freshwater Wetlands Statewide General Permit #2 for the installation of new PSE&G Natural Gas Mains within road rights-of way

Perl Acres South, Bl. 55, Lot 2 - final submission - **NOT DEEMED COMPLETE** - rec'd. Stormwater Drainage Reports (2 copies), maps and various correspondence - given to Plan Review Subcommittee on 11/13/06

New Application - Millstone Property Investments LLC, Bl. 16, Lots 11.01, 11.02 & 11.03 - located along Prodelin Way, 9.87 acres - one day care building (one-story) & one-story office flex building - **NOT DEEMED COMPLETE**. Rec'd. LOI from NJDEP dated 10/20/04, various maps, Pesticide Sampling dated 6/22/04, 2 copies of Stormwater Management Report dated June 17, 2006 and 2 copies of EIS dated September 2006 - given to Plan Review & EIS Subcommittee on 11/13/06

OLD BUSINESS

Regional Greenway Planning Group Meeting – Jeff Torno – Jeff to e-mail the agenda for the 11/27/06 Greenways meeting to all EC members. There will be a Guest Speaker (Linda Mead, Executive Director) and meeting will be held at the D&R Greenway Land Trust new location in Princeton.

EC Shirt update & computer/printer share – Board Secretary reports shirts should be in any day. The computer and printer is in the office in the front of Municipal Building but not yet hooked up. The EC will share with Shade Tree and Historical.

NEW BUSINESS

December 11, 2006 monthly meeting will commence at 6:00P in the Municipal Building –Board Secretary will be sure to advertise this time change in appropriate newspapers and with the Township Clerk.

Terms expiring 12/31/06: Rich Tomer and Barry Frost. Both gentlemen have expressed an interest to be reappointed. Board Secretary will advise the Mayor and Committee Sico.

2007 EC meetings attached to agenda – the Planning Board has asked to hold their February 2007 meeting on Monday, February 12 (our normal monthly meeting date)

instead of their normally scheduled 2nd Wednesday due to Valentine's Day. The EC will meet on the fourth Tuesday, February 27, 2007 this month only. ***M/Jeff Torno S/Benny Quaglierini to approve the 2007 EC meetings as presented by Board Secretary. Unanimous. Motion carried.***

2007 Environmental Commission Meeting Dates
Second Monday of the Month
Fourth Tuesday when needed
Municipal Building, 240 Millstone Road, Perrineville, NJ

January 8, 2007
February 27, 2007 (4th Tuesday only)
March 12, 2007
April 9, 2007
May 14, 2007
June 11, 2007
July 9, 2007
August 13, 2007
September 10, 2007
October 8, 2007
November 12, 2007
December 10, 2007

Barry Frost will appear at the December 6, 2006 Township Committee meeting at the request of Committeeman Sico to discuss his concerns regarding Environmental Impact Statements and the serious deficiency that exists in all of these documents. 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. Commissioner Frost received copies of other ordinances from ANJEC but Millstone Township by far has the better guidelines.

ADJOURNMENT

At this time a motion to adjourn by Jeff Torno and seconded by Barry Frost at 9:00 p.m. Motion carried.

NEXT MEETING
MONDAY, DECEMBER 11, 2006
6:00 p.m.
MUNICIPAL BUILDING, PERRINEVILLE

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