

**MILLSTONE TOWNSHIP ENVIRONMENTAL COMMISSION**  
**7:30 p.m.**  
**REGULAR MEETING – 11-08-2021 Minutes**  
**Court Building, 215 Millstone Road, Perrineville, NJ**

**IF ANY EC MEMBERS ARE GOING TO BE LATE OR NOT ABLE TO ATTEND, PLEASE GIVE US THE COURTESY OF A PHONE CALL**

Join Zoom Meeting

<https://us02web.zoom.us/j/87560421771?pwd=V1A5U3RhTE0zRFhsa3Rya2tVcVZ5Zz09>

Meeting ID: 875 6042 1771

Passcode: 194600

- One tap mobile +13017158592,,87560421771# US (Washington DC)  
+13126266799,,87560421771# US (Chicago)

Dial by your location +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose)

Meeting ID: 875 6042 1771

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**MEETING CALLED TO ORDER** – by Chairman Eric Davis at 7:34 p.m.

**ATTENDANCE**

	<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Arrived Late</u></b>
Chairman Eric Davis	X	o	o
Doug Lischick	X	o	o
Benny Quaglierini	X	o	o
Stacie Curtis	X	o	o
Tom Tofte	X	o	o
Tara Zabrosky	X	o	o
Rene Peerboom	X	o	o
Dee Sinha, Alternate 1	X	o	o
Mary Beckish, Alternate II	X	o	o
Board Secretary	X	o	o

**PLEDGE OF ALLEGIANCE** – led by Chairman Eric Davis

**MOMENT OF SILENCE** – led by Chairman Eric Davis

**GUESTS**

Committeeman Al Ferro

Arlene Willits & Lou Ambio (prospective EC members)

Mr. Kenneth Pape & Professionals – JLE, LLC Application (530 Route #33)

Amy Jones

Michael Weseloski, Mid Atlantic Engineering

Mr. Matt Shafai, Township Engineer

Mr. L. Ambio had comments regarding JLE application (former Route 33 Golf location – now proposed warehouse location) re traffic impact. Mr. Pape states traffic study was done & this location is zoned for warehouse.

#### **UPDATE FROM COMMITTEEMAN FERRO**

- Pine Drive Traffic Update – Comments from Chairman Davis & Matt Shafai
- Township Committee meeting update – last meeting was quick meeting
- Electric Vehicle Ordinance Update – Spoke on recent mandate from Governor Murphy
- The Green Team
- Committeeman Ferro thanked Arlene Willets for being proactive

#### **CHAIRPERSON REPORT – Eric Davis**

- Proposed Tree Removal Ordinance Status – Shade Tree agenda 11/09/2021
- Sustainable Jersey
- EC Talent Bank volunteer applications

#### **VICE CHAIRPERSON REPORT - Doug Lischick**

Next testing scheduled for November 14, 2021. Arlene Willets to attend and Vice Chairman Lischick thanked Arlene for her interest & participation.

#### **BUSINESS FROM THE FLOOR - None**

#### **APPROVAL OF REGULAR MEETING MINUTES OF 10/11/2021** ***M/Benny Quaglierini S/Vice Chairman Lischick – motion carried***

**Plan Review Subcommittee** - **NOTE**: The Court 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: Tuesday, November 23, 2021 (in-person only)**

**PLANNING BOARD UPDATE- Stacie Curtis** –. Next meeting 11/10/2021. Millstone Plaza will be on 12/08/2021 agenda.

**Board of Adjustment Update – Tara Zabrosky** – Meeting scheduled for 10/27/2021 was cancelled, a special meeting will be held 12/09/2021

**Shade Tree Commission – Rene Peerboom** – October meeting just Plan Reviews. Next meeting is 11/09/2021 and Tree Removal Ordinance will be discussed

#### **EIS Review – Tara Zabrosky**

AACDL Property, LLC – Route 33 (Eastbound) – Bl. 23, Lot 3 (received on 10/27/2021)  
122,850 sq. ft. proposed warehouse

Total Stone LLC (c/o Robert McKay) – Bl. 53, Lot 4.02 – Proposed Indoor & Outdoor Storage – When Haven Drive-BP Business Park (Route 526) – (Received on 10/27/2021)

VJS Holdings, Lot 9.10, Bl. 16 received 10/07/2021 – EIS Revised 08/06/2021 & is complete – application is **COMPLETE** & will be on November 10, 2021 Planning Board agenda

### **CORRESPONDENCE**

**All correspondence is on file with Board Secretary and all EC members have received via email**

**New application** – Total Stone LLC – Bl. 53, Lot 4.02 – Wren Haven Drive – BP Business Park – Route 526 – Indoor/Outdoor Storage – received 10/27/2021

**New Application** – AACDML Property LLC, Route 33 (Eastbound) Bl. 23, Lot 3 – Proposed 122,850 sq. ft. warehouse) – received 10/21/2021)

Letter from Matt Shafai, Avakian Inc. dated 10/29/2021 re JLE, LLC 530 Route 33 Millstone, NJ, Block 20, Lots 3.12 & 3.13. On December PB agenda

### **OLD BUSINESS**

- Facebook – Tara Zabrosky – advise Ms. Zabrosky if you want her to post something
- The Watershed Institute 5<sup>th</sup> Annual Conference November 3, 4, & 5, 2021- Sophie Glovier reported Conference held & sessions were recorded and will make them available to the EC
- **REMINDER:** terms expiring 12/31/2021 Benny Quagliarini (wishes to be reappointed), Tom Tofte (does not wish to be reappointed), and Dee Sinha

### **NEW BUSINESS**

- Mr. Shafai will follow-up as to when Millstone Township's NRI was last updated
- Other

### **ADJOURNMENT**

***Being no further business - Motion to adjourn by Benny Quagliarini and seconded by Chairman Eric Davis at 9:07 p.m. Motion carried***

**NEXT MEETING:**  
**MONDAY, DECEMBER 13, 2021**  
**7:30 p.m.**  
**COURT BUILDING, 240 MILLSTONE ROAD**  
**PERRINEVILLE, NJ**