

**MILLSTONE TOWNSHIP PLANNING BOARD
DECEMBER 9, 2020
MEETING MINUTES**

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Planning Board meeting scheduled for Wednesday December 9, 2020 6:00 p.m. was held using the Zoom Video Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet, or smartphone) or by dialing in via telephone. This information was provided on the Township Website and on the Planning Board Agenda.

The Meeting is called to order by Chairman Newman at 6:00 p.m.

Salute to the Flag.

Reading of Adequate Notice by Secretary D'Andrea

Roll Call: Present: Curtis, Grbelja, Newman, Pado, Pinney and Oxley.
Absent: Arpaia, Beck, Conoscenti, Pepe and Ziner.

APPROVAL OF MEETING MINUTES: October 14, 2020

The Board having reviewed the meeting minutes, Deputy Mayor Grbelja made the Motion to approve and Ms. Curtis provided a Second. Roll Call Vote: Grbelja, Curtis, Pado, Oxley and Newman voted yes to approve the minutes.

APPROVAL OF MEETING MINUTES: November 10, 2020

The Board having reviewed the meeting minutes, Ms. Oxley made the Motion and Ms. Curtis provided a Second. Roll Call Vote: Oxley and Curtis.

PUBLIC COMMENT PORTION: 15-Minute Limit

Chairman Newman opened the open public comment portion of the meeting at 6:09 p.m. Seeing none, he closed that portion at the same time.

ADOPTION OF VIRTUAL MEETING RESOLUTION:

In September of 2020 the New Jersey Legislature adopted an amendment to N.J.S.A. 52:27D-18 designated as N.J.S.A. 52:27D-18.11 expressly authorizing the conduct of public meetings remotely under certain circumstances including whenever a public health emergency, pursuant to the "Emergency Health Powers Act, or a state of emergency, or a state of local disaster emergency has been declared by the governor and is in effect; the regulations at N.J.A.C. 5:39-1.4(h) provide that the Public body shall adopt by resolution standard procedures and requirements for public comment during the meeting and comments submitted in writing ahead of the meeting.

Attorney Steib advised that in September, the Legislature adopted a new statute that authorized local Planning and Zoning Boards to conduct meetings virtually. He explained that they directed the DCA to set forth how meetings could be conducted, adopting a new statute to conduct meetings virtually. There is an additional statement that must be read at the beginning of a meeting. Attorney Steib advised that the regulations also addressed disruptive participants.

Chairman Newman commented that the Board's charge tonight is to adopt the Resolution complying with the new regulations. Chairman Newman made the Motion to adopt the Resolution and Ms. Curtis offered a Second. Roll Call Vote: Newman, Curtis, Grbelja, Pado and Pinney voted yes to adopt the Resolution.

RESOLUTION:

P20-07 SOARES, JOHN – Block 41, Lot 1.08 located at Stillhouse Road consisting of 8.226 acres in the R-80 and RU-P Zoning District. Applicant sought and received relief from one of the Conditions of approval in the Memorialized Resolution dated 10-10-19.

The having reviewed the Resolution, Chairman Newman made the Motion to memorialize the Resolution and Ms. Curtis provided the Second. Roll Call Vote: Newman, Curtis and Oxley voted yes to memorialize.

RESOLUTION:

P20-03 SCANNELL PROPERTIES #434 – Block ,18.02, Lots 3,4 & 5. Known as 801/851 Farrington Blvd. & 1 DeBaun, consisting of 12.27 acres located in the Planner Commercial Development (PCD)Zoning District. Applicant sought and received approval to consolidate the three lots into one lot, construct a 132,930 s.f. warehouse building with 132 parking spaces, 29 truck loading docks and 28 truck parking spaces. Applicant sought and received variances for building height where 35 feet is permitted, 37 feet is requested; building lot coverage where 20% permitted, 25% is requested; Waivers granted.

The Board having read the Resolution, Ms. Curtis made a Motion to memorialize the Resolution and Ms. Oxley provided the Second. Roll Call Vote: Curtis and Oxley voted yes to memorialize.

AMENDMENT TO THE MASTER PLAN:

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the Comprehensive Farmland Preservation Plan Element of the Millstone Township Master Plan. The purpose of the public hearing is to hear comments from all interested parties regarding a proposed "Comprehensive Farmland Preservation Plan" Master Plan document. The Board may take action to adopt the Master Plan document.

Farmland Preservation: Elena Gable, P.P. of Heyer Gruel and Associates.

Planner Gable advised that she had worked with the Township's Agricultural Advisory Council in preparing the amended Comprehensive Farmland Preservation Plan that is developed with the State Agricultural Development Council Standards. Both the SADC and the Monmouth County Agricultural Development Board had approved the Plan and provided approval to adopt the Plan.

Planner Gable provided a brief overview of the eight (8) sections of the Plan, providing how the research was done.

Planner Gable advised that in accordance with the Farmland Assessment records of the Township, Millstone has 7,800 acres of assessed farmland which is 32% of the entire Township and 1,445 acres of which is preserved farmland.

Section 2 - Agricultural industry overview in the Township. We are looking at the support services in the area, the trends in crops and agricultural related industries.

Section 3 – Land Use Planning. Ms. Gable advised that this section looks at land use planning looking in relationship to the State Plan, where the planning areas are located, special resources, the Master Plan, zoning ordinances and the Towns' policies and procedures.

Section 4 - Preservation program overview. Planner Gable advised that the Township planning and agricultural development areas are divided into four sections that being Clarksburg East and West and Perrineville East and West. She explained what is being addressed in this section including eight-year programs, consistency with the SADC strategic targeting projects, how farmland is preserved, etc.

Section 5 - Preservation Goals. Planner Gable stated that Millstone has an ambitious plan to preserve farmland stating the 1-year goal is to preserve 200 acres, the 5-year goal is to preserve 600 acres and the 10-year goal is to preserve 1,000 acres of farmland. Looking at agricultural trends, county and state eligibility to fund preservation, ranking criteria and other municipal and county policies used to preserve farms. Farmland Preservation Program and Resources were discussed. Planner Gable advised that there are two separate advisory councils in the Township that that review preservations; the Agricultural Advisory Council reviewing farmland and the Open Space Council reviewing open space.

Section 6 – Economic Development. Planner Gable stated they included how Covid 19 has impacted the agricultural industry. She explained the sections that were addressed include equine industry, greenhouses, livestock, nurseries, horticulture, sod, poultry, corn, hay production and agritourism. Planner Gable stated that they included a description of Grown in Monmouth who has an interactive website that helps promote agritourism in the area. Millstone Day is a great forum to help provide information to farmers and keep landowners interested in preserving their farms. The Jersey Fresh marketing incentives help farmers promote their products.

Section 7 – Natural Resource Conservation. This section discussed the services available to provide farmers with viable information. It is an overview of protection programs to assist farmers. Water resources were discussed in this section, including ground water and aquifers in Millstone. Several local incentives were discussed to help new farmers just starting out, deer fencing grants to protect their crops, mentorship programs available to new farmers through groups such as the Monmouth Conservation Foundation, the MCADB and several other local initiatives.

Section 8 – Agricultural Sustainability and Development. Planner Gable stated that this section focuses on the existing agricultural support including the Right to Farm protection program, Agricultural Mediation programs and Farmland Assessment programs. Planner Gable provided strategies to help support farmers that were discussed in Section 8 of the Plan.

Section 9 – Stakeholder Input. Planner Gable advised they had met with the Agricultural Advisory Council pre-Covid to discuss some of the challenges facing farmers and the industry today.

Chairman Newman opened the floor to the public.

Pat Butch, 40 Prodelin Way, Chairman of the Agricultural Advisory Council. She explained the process of preparing this update to the first Plan that was created in 2008. Ms. Butch provided that a grant is available to reimbursement of up to \$20K to the Township for their preparation of this Plan. Ms. Butch explained that for preservation, the Township puts in 16% to fund a preservation and the County and State contribute the other 84%. She explained that without this Comprehensive Farmland Preservation Plan, the County and State funding would not be available to the Township. Ms. Butch advised that the Township has many residents that sit on various agricultural Boards and Councils in the State of New Jersey and provided that information. Ms. Butch explained we are very connected to agriculture in the Township. She stated that it is important to preserve this land for the future that will not be diverted to other uses. She explained the many good reasons to use this program.

Ms. Butch asked Attorney Steib what the process would entail to include two additional lots encompassing approximately 18 acres to the targeted farms portion of the Plan. Attorney Steib explained the process includes carrying the Plan to another meeting, making a public announcement of the new meeting date and time, publishing a notice of the meeting in the newspapers that would include using the same meeting zoom information as the meeting this evening. The process was discussed.

Deputy Mayor Grbelja advised that the Township must approve the Plan and they have just one more meeting this year on December 16th.

The Board discussed meeting on Wednesday December 16, 2020 at 4:00 p.m. Noticing the meeting in the newspapers. Attorney Steib discussed the process would be to adopt the Resolution this evening carrying this matter to next week to Amend the

document to include the two lots. He advised that we do not have to have the same members at that meeting and absent members can join in the meeting.

Chairman Newman stated that the Motion then would be to adopt the Comprehensive Farmland Preservation Plan element of the Master Plan. Ms. Oxley made a Motion to adopt and Ms. Pinney offered a Second. Roll Call Vote: Oxley, Pinney, Curtis, Grbelja, Pado and Newman voted yes. To adopt.

Chairman Newman advised the next Motion would be to have a special meeting of the Planning Board to discuss the amendment to the Resolution to include the two blocks and lots discussed for inclusion at a meeting to be held on Wednesday, December 16, 2020 at 4:00 p.m., utilizing the same zoom meeting information used this evening to enter the meeting and publishing a notice within 48 hours of the meeting in the Board newspapers.

Deputy Mayor Grbelja made the Motion and Ms. Curtis offered a Second and by unanimous vote the Motion carried.

Seeing no further new or old business and no need for an executive session, Chairman Newman asked for a Motion and a Second to adjourn the meeting. Ms. Pinney made the Motion, Ms. Oxley offered a Second and by unanimous vote, the meeting adjourned at 6:48 p.m.

Respectfully Submitted,

Pamela D'Andrea