

Borough of Millstone

Planning Board
Regular Meeting
January 16, 2007

Chairwoman Vizzini called the meeting to order at 7:34 pm. There were three members of the public present.

Chairwoman Vizzini read the following statement:

"The regular meeting of the Millstone Borough Planning Board will please come to order. Adequate notice of this meeting has been noticed to the Hillsborough Beacon and Courier News and posted at Borough Hall. If any member of this body believes this meeting is being held in violation of the Open Public Meetings Act, please state your views at this time, stating the reason for which you feel the notice is improper. Hearing none, we will proceed to the next item on the agenda."

Present:	Sal Ciurleo	Dan Devoti
	Carol Halm	Ray Heck, Mayor
	Frank Maffie	Richard McDermott
	Arthur Milgrom	Rebecca Pongrazzi
	Carol Vizzini	

Also present: Gerald J. Muller, Esq. – Planning Board Attorney
Carter Van Dyke – Planning Consultant
Denise Piskowski, Board Secretary

Absent: Keith Dorschner

Reorganization

Ms. Vizzini read resignation letters from Ms. Wendy Heck and Ms. Linda Reynolds.

Mr. Heck informed the Board that three new appointments had been made, two Class IV members, Keith Dorschner and Frank Maffie and one alternate member, Sal Ciurleo.

Mr. Heck swore in Mr. Maffie and Mr. Ciurleo.

Mr. Muller asked for nominations for a chairperson for 2007. Ms. Pongrazzi nominated Ms. Vizzini. Ms. Vizzini informed the Board that while she enjoyed being the chairperson for 2006 her outside responsibilities prevented her from continuing in the role for 2007. Mr. Muller asked if any of the other Board members present would be interested. A discussion ensued and the Board decided to defer the nominations until the next meeting. Ms. Vizzini agreed to act as a temporary chairperson for this meeting.

On a motion by Mr. Devoti, seconded by Mr. Heck, the Board appointed Ms. Vizzini as temporary chairperson.

The Board reviewed the 2007 contracts for Mr. Jerry Muller, Planning Board Attorney, Mr. Carter Van Dyke, Planning Consultant, and Ms. Shirley Bishop, Affordable Housing Consultant.

On a motion by Mr. Devoti, seconded by Ms. Pongrazzi, the Board approved the 2007 contract for Mr. Muller.

On a motion by Mr. Heck, seconded by Mr. Devoti, the Board approved the 2007 contract for Mr. Van Dyke.

On a motion by Mr. Devoti, seconded by Mr. McDermott, the Board approved the 2007 contract for Ms. Bishop.

The Board reviewed the 2007 meeting schedule.

On a motion by Mr. Devoti, seconded by Ms. Pongrazzi, the Board approved the 2007 meeting schedule.

On a motion by Ms. Pongrazzi, seconded by Mr. Heck, the Board opened the meeting to the Public.

Open to the Public:

Mr. Richard Potts and Ms. Sheena Potts, 1014 Amwell Road business, informed the Board that they had purchased the Gardener to Gardener business from the Scocchi's. Mr. Muller asked them if they had been informed of the zoning violations on the property. The Potts stated that they were told that all of the buildings and the site had been approved by the Borough. Mr. Heck informed the Board that he and the Building Inspector had been at the property and informed the Potts that they could not continue any work on the property until they had filed for the proper permits and received site plan approval from the Board. The Building Inspector issued a 'cease and desist' order at this time. Mr. Potts informed the Board that he wanted to improve the property and business and asked for some direction on how to get the property and building in compliance with the Borough. Mr. Heck informed Mr. Potts that he should contact the Building Inspector at the Department of Community Affairs (DCA). Mr. Devoti also informed them that they also need to hire an architect. Mr. Muller informed the Potts that Scocchi's had been issued a court summons and the court date was set for January 23, 2007. Mr. Devoti handed out copies of the Scocchi's dated plan he had just received. The Board reviewed it and a discussion ensued. Mr. Van Dyke questioned whether the Scocchi's could legally lease the property and Mr. Muller stated that this was something the Potts should look into.

Ms. Pongrazzi and Mr. Maffie stated that they would work with the Potts to get the site plan application completed. Mr. Van Dyke and Ms. Pongrazzi stated that they would go inspect the site and make some recommendations to the Potts.

On a motion by Mr. Devoti, seconded Ms. Pongrazzi, the Board closed the meeting to the Public.

Discussion:

On a motion by Mr. Devoti, seconded Ms. Pongrazzi, the Board approved the minutes from the November 28, 2006 meeting. Mr. Heck, Mr. Maffie and Mr. Ciurleo abstained.

Grandfather Ordinance Discussion

Mr. Muller asked the Board for their approval of the ordinance 'grandfathering' undersized lots.

On a motion by Mr. Devoti, seconded Mr. McDermott, the Board agreed to recommend the 'grandfathering' ordinance to the Borough Council.

Mr. Muller informed the Board that the DCA required all Planning Board members to take a 5 hour course and distributed the course information. Mr. Muller recommended coordinating with surrounding towns to try and get the class taught locally. Mr. Muller will research this and report back to the Board.

Mr. Carter Van Dyke

Mr. Van Dyke informed the Board that he was waiting for additional information from the Historic District Commission before completing the Historic District Ordinance.

Mr. van Dyke recommended that the Board revise the open space plan. If this is done Green Acres would increase the grant money to the Borough to purchase the Rzem property.

Mr. Heck

Mr. Heck informed the Board that their budget was due to Council by February 15, 2007.

Mr. Heck asked if the Executive Minutes from any of the past meetings could be released. Mr. Muller stated that they could not be released at this time.

Mr. Heck also asked about property across from the Quicki Mart. He stated that it is a fire and safety hazard. Mr. Muller stated he would contact Mr. Babiak, the son of the owners, to see if the will contest had been resolved so the Borough could consider an acquisition.

There being no public, on a motion by Ms. Pongrazzi, seconded by Mr. Heck, the Board went into Executive Session.

On a motion by Mr. McDermott, seconded by Ms. Pongrazzi, the Board agreed to close Executive Session and adjourn the meeting at 10:50 pm.

Submitted


Denise Piszkowski
Planning Board Secretary