

## Borough of Millstone

Planning Board  
Regular Meeting  
September 25, 2007

Chairman Dorschner called the meeting to order at 7:30 pm. There were no members of the public present.

Chairman Dorschner 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."

**Roll Call:**

Present:	Sal Ciurleo	Dan Devoti
	Keith Dorschner	Christine Fung
	Carol Halm	Richard McDermott
	Rebecca Pongrazzi	Carol Vizzini

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

Absent: Ray Heck Frank Maffie

**Open to the Public:**

*There being no public present the Board continued with the meeting*

**Resolutions:**

*On a motion by Mr. McDermott, seconded Mr. Ciurleo, and agreed to by all, the Board voted to approve the Resolution for St. Joe's. Ms. Vizzini abstained.*

**Approval of Meeting Minutes:**

*On a motion by Mr. McDermott, seconded by Mr. Ciurleo, the Board approved the August 28, 2007 meeting minutes. Ms. Vizzini abstained.*

**Review and Vote on Professionals' Invoices**

Mr. Devoti asked Mr. Muller if there were any updates regarding Gardener to Gardener property. Mr. Muller stated that he had forwarded the Board's proposed site plan guideline to the owner and there has not been any response. The Board discussed that the site was currently being used by the current tenant as storage for their other business. Mr. Devoti stated that he had received escrow money and a proposed site plan from them. A discussion ensued on how Mr. DellaPia, the Borough CFO, knows which escrow account to pay the professionals from. Mr. Devoti stated that Figueroa and Margonoff owe escrow money and that the work on these properties has been completed but the property owners have not yet applied for final approvals. The discussion continued. Ms. Halm stated that the Gardener to Gardener property should now be known as JPP

Properties. Ms. Halm informed the Board that the current tenant is storing landscaping equipment on the property and that this site was not approved for this type of use. Mr. Devoti gave an overview of the history of the property. A discussion ensued on how to address the current site violations. Mr. Devoti stated that he would contact the JPP Properties tenant and let them know that they cannot use this site for storage.

*On a motion by Mr. Devoti, seconded by Mr. Ciurleo, the Board approved the July and August 2007 invoices submitted by Mr. Van Dyke and Mr. Muller.*

**Discussion:**

Mr. Muller updated the Board on the Borough hosting the DCA course and informed the Board that he was waiting for each of the members to email him with their availability. Mr. Muller stated that he would email the Board as a reminder.

Special Joint Meeting discussion

A Special Meeting has been scheduled for October 15, 2007 at 7:30 at St. Joe's. A discussion ensued on the meeting facilities. The Board discussed how the 15<sup>th</sup> was chosen as the meeting date and how the meeting would be run. Mr. Muller explained that this meeting was being held to present to the public the Master Plan amendments and Ordinance and the Rzem Agreement. Mr. Muller gave an overview of the process to date. Mr. Muller also gave an overview of the COAH obligation and the different plans reviewed to meet this obligation. Mr. Muller informed the Board that there is no agreement with Van Cleef at this time. Mr. Van Dyke stated that the Master Plan would show the COAH Fair Share plan and the TN2 district. Mr. Muller explained that the October 15, 2007 meeting would be a Master Plan Hearing and a white paper would be distributed and published on the website along with the Housing Ordinance, Housing Element and Fair Share Plan and the Land Use Element amendment of the Master Plan. Mr. Muller explained the process to get these documents adopted for the Borough.

Mr. Muller reviewed the new Mixed Use Mandatory Cluster Zoning District Ordinance, which amends the Development Ordinance, with the Board.

Mr. Van Dyke reviewed the amendments to the Master Plan with the Board and the Board discussed the proposed amendments. Mr. Van Dyke will revise the amendments based on the Board's recommendations.

Mr. Dorschner asked if there was any documentation prepared for the Van Cleef property. Mr. Van Dyke stated that the Land Use Map would show the Nori property with the group homes. A discussion ensued on the COAH obligation. Ms. Vizzini asked how the residents of a group home would access the property. A discussion ensued on the proposed options for the property which would be included in the Van Cleef development. The proposed development for the Van Cleef property is 93 age-restricted units with 2 group homes. Mr. Muller informed the Board that the affordable housing in the Van Cleef development would be to satisfy the Borough's 2<sup>nd</sup> round obligation and that Van Cleef would be responsible for meeting any of their own growth share obligation. A discussion ensued.

Mr. Muller informed the Board that he would contact Mr. Offen, Borough Attorney, to make the arrangements for a mailing to the residents. He would also arrange for the publication regarding the October 15, 2007 meeting.

### **Reports:**

#### **Mr. Devoti, Zoning Officer**

Mr. Devoti informed the Board that Ms. Eugena Babiak was at the court hearing and that he asked for a 45-day adjournment because work had been started at the property, but cannot be continued without building permits. Mr. Devoti stated that Ms. Babiak informed him that the family would be restoring the home. Mr. Devoti also informed the Board that an addition would need to be demolished but the main home was structurally sound.

Mr. Devoti informed the Board that no one showed up at the court hearing for the Blackshear Estate regarding the decrepit retaining walls. The Judge informed Mr. Devoti that the Borough would need to find the executrix for the estate and inform them of the violations. Mr. Devoti did receive an email from one of the daughters stating that the repairs would be done, however a certified letter had been sent and was returned by the Post Office.

Mr. Devoti informed the Board that he had been contacted by Van Cleef about doing some contracting work for them and that he would probably be taking the job.

A discussion ensued on the JPP Property and the Gardener to Gardener tenant. Ms. Halm stated that the tenant needed to be informed that they cannot continue to use the property without the approval of the Board. Mr. Van Dyke stated that there was currently a violation on this property. Mr. Devoti stated that he would contact JPP Properties and inform them that a site plan application needed to be submitted to the Board for approval and that they needed to notify the Gardener to Gardener tenant that they must stop using the property.

#### **Ms. Halm, Council Person**

- Council found the missing FEMA check
- The water hookup by NJAW has a \$3,500 hookup assessment. The Borough is applying for a 'waiver of penalty'.
- The stormwater drains by Yorktown Road, Colonial Road and near the St. Joe's retention pond were repaired.
- The speed board sign posted is not currently working.
- Council was investigating options to get more police presence in the Borough.
- The Mayor appointed an ad-hoc committee as a communication liaison to help with Nelsons Tree Service to set guidelines to not destroy trees.
- The grant money received for the Ann Street park will be used to install solar lights. Plans are being made to try and deter the vandalism.
- The Flood Ordinance Amendment will be re-introduced with new maps at a conference call meeting to be held on September 28, 2007,
- A meeting was held with the Rzem family on September 17, 2007 regarding their Green Acres Application.

**Mr. Van Dyke, Planning Consultant**

Mr. Van Dyke informed the Board that grant money would be received for the Open Space Plan and for the Plan Endorsement. Rzem and Van Cleef would also cover some of the costs for the Plan Endorsement.

Mr. Van Dyke informed the Board that the County was requesting that the Borough supply them zoning maps to help with the County GIS program

Mr. Van Dyke met with Smart Growth, NJDOT, NJDEP and the Department of Agriculture regarding the Plan Endorsement. Ms. Erica Web is the Borough' Smart Growth contact and will help the Borough with their Smart Growth plan. Mr. Van Dyke handed out a memo which gives an overview of the meeting and includes the steps needed for the Borough to receive a Plan Endorsement. He also informed the Board that an outreach committee would be needed, a FEMA checklist would help reduce individual costs for flood insurance and an environmental commission would be required to do a natural resources inventory.

*There being no public, on a motion by Mr. McDermott, seconded by Mr. Devoti the Board agreed to adjourn the meeting at 10:36 pm*

Submitted,



Denise Ryszkowski  
Planning Board Secretary