

Borough of Millstone

Planning Board
Regular Meeting
March 27, 2007

Official Minutes
Approved April 24, 2007

Chairman Dorschner called the meeting to order at 7:33 pm. There were two 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	Carol Halm
	Ray Heck (arrived 8:45)	Richard McDermott
	Carol Vizzini	

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

Absent: Frank Maffie Arthur Milgrom
Rebecca Pongrazzi
Carter Van Dyke – Planning Consultant

On a motion by Ms. Vizzini, seconded by Mr. McDermott, the Board opened the meeting to the Public.

There being no public comment, on a motion by Ms. Vizzini, seconded Mr. Devoti, the Board closed the meeting to the Public.

Review of professionals' invoices:

On a motion by Mr. McDermott, seconded by Ms. Vizzini, the Board approved the invoices submitted by Mr. Van Dyke and Mr. Muller.

Mr. Dorschner asked if any money had been escrowed for the Angle subdivision. Ms. Halm stated that no formal request had yet been made by Mr. Angle for a subdivision of his property.

Review of meeting minutes:

On a motion by Ms. Vizzini, seconded by Mr. Ciurleo, the Board approved the February 27, 2007 regular and executive meeting minutes. Mr. Devoti abstained.

Reports:

Mr. Dan Devoti, Zoning Officer

Mr. Devoti informed the Board that St. Joe's should have a site plan ready for the next Board meeting.

Mr. Devoti also informed the Board that he had not heard from the Gardener to Gardener property owner. Mr. Muller stated that he had spoken with the owner's attorney and that they would be submitting a site plan based on a 2001 plan that had been previously submitted. The Board discussed that a formal plan had never been submitted in 2001 and that the property owner had been given recommendations at that time but never returned.

Ms. Carol Halm, Council

- Council would like for the Borough to obtain the land for the ARC program.
- The Borough is required to distribute 'notices of requirements' to the public regarding stormwater regulations. Council would like to have a table set up at the annual yard sale with the publications. A notice would be mailed to all of the residents with the annual yard sale notices.
- Mr. Angle was at the Council meeting and informed Council that Van Cleef told him where the property markers were located. Council advised him to contact Hillsborough Township and to also research the boundary locations on the surrounding properties. A discussion ensued.
- A second reading was done for the 'grandfathering of undersized lots' ordinance.
- A first reading was done for the Historic District Commission alternates
- The budget was introduced.
- Council discussed the number of speeders in the Borough and the costs involved if they were to direct the State Police to start ticketing the offenders. A discussion ensued on possible alternatives.
- The recycling charges by the County were based on the last census of 173 households; however the Borough only has 160 households. Council is getting this corrected.

Discussion:

Mr. Muller, Board Attorney

Mr. Muller explained to the Board that after the first reading of the Historic District Ordinance the Board should review the adopted ordinance before the final reading.

On a motion by Mr. Dorschner, seconded by Ms. Vizzini, the Board agreed to recommend the amendment to the Historic District Ordinance appointing two alternates.

Mr. Devoti asked who would be responsible if the St. Joe's property was to be subdivided. Mr. Muller explained that it would be the Borough's responsibility.

Mr. Muller explained that now that Council had had the second reading of the 'grandfather of undersized lots' ordinance. The affected properties no longer need to apply for a variance for minor improvements.

Mr. Dorschner, Chairman

Mr. Dorschner read an email from Mr. Van Dyke outlining instructions on how to proceed with the St. Joe's site plan application. Mr. Muller further instructed the Board and discussed with Mr. Devoti how far along the application was. The board decided that this situation should be monitored, but that no action was warranted at this time.

Mr. Dorschner expressed his concerns to the Board about the current trend of small homes being purchased and then knocked down to build much larger homes out of character with a town. A discussion ensued on the Borough's options.

Mr. Dorschner also expressed concerns with the number of commercial signs in the Borough. Mr. Devoti stated that he had addressed this in the past and would look into it again.

Ms. Halm, Council

Ms. Halm informed the Board that Gardener to Gardener was currently selling plants and asked how long the Board was going to allow this to continue. Mr. Devoti and Mr. Muller explained that the court case had been adjourned until May and that a site plan application would have to be presented by Gardener to Gardener to the Board at the April meeting. Ms. Halm stated that there were vehicles still illegally parked and that they should not be allowed to continue to do business without the property approvals. Mr. Devoti will check into the illegal parking problem.

Mr. Dorschner, Chairman

Mr. Dorschner asked if anyone knew whether Lauren Panarella, Director of The ARC, had contacted St. Joe's regarding the possibility of a group home on their property. Mr. Muller stated he would contact Mr. Offen, Borough Attorney, to see if he had any information.

On a motion by Ms. Vizzini, seconded by Mr. Devoti, the Board opened the meeting to the Public.

Open to the Public:

Ms. Morris, Main Street, asked about the signs on the Gardener to Gardener property and expressed her concern that the Flood Ordinance was not being enforced for this property. Mr. Devoti stated he would look at the signs. Mr. Muller stated that after the Borough adopted the Flood Ordinance it was sent to NJDEP for review. Mr. Muller will follow up with NJDEP.

Ms. Donna Lucash, 118 Amwell Road, asked the Board about the 10 homes proposed for the Nori property and expressed her concern that this is a 2 acre zone. Mr. Muller explained that there had been discussions with Van Cleef about various development ideas for this property but at this time it was only in the exploratory stages.

Ms. Lucash asked the Board about RCAs and Mr. Muller explained. Ms. Lucash also asked about the possibility of using the Babiak property for a group home. Mr. Heck explained that the property was currently violating many of the Borough's Ordinances. Mr. Muller explained that at this time the property was in the subject of a will contest to determine who the property owner would be and that until this was determined no one wanted to incur the costs. Mr. Devoti will go out to the property to see what violations there were and report back to Council and the Board.

Ms. Lucash asked for an update on the Rzem property and the possibility of Green Acres purchasing it. Mr. Muller explained the options.

Ms. Morris informed the Board that she was currently working on updating the Historic Ordinance and asked for the Board's thoughts about creating a new historic district. A discussion ensued.


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

Mr. Dorschner informed the Board that the County had signed off on the change of the Borough from Tier 5 to Tier 3 and that now Mr. Van Dyke and Mr. Poch, Council President, would work on the sewer plan. Mr. Heck asked about the legality of asking Hillsborough to bond for the Borough's sewers when they do their own and then the Borough would pay them back through the sewer billing. A discussion ensued.

On a motion by Mr. McDermott, seconded by Ms. Vizzini, the Board agreed to go into executive session.

On a motion by Ms. Halm, seconded by Mr. Devoti the Board agreed to close executive session and adjourn the meeting at 10:22 pm.

Submitted,


Denise Piszkowski
Planning Board Secretary