

Borough of Millstone

Planning Board
Regular Meeting
October 28, 2008

Chairman Dorschner called the meeting to order at 7:30 pm. There were six 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 (arrived 7:35)
	Keith Dorschner	Christine Fung (arrived 7:37)
	Carol Halm	Ray Heck (arrived 8:38)
	Rebecca Newman	Richard McDermott
	Jessica Pyatt	

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

VARIANCE HEARING

Van Cleef Minor Subdivision Lots 1, 2, 3A, & 8 in Block 8

Mr. Muller reviewed the Proof of Publication and stated that all was in order. Mr. Ken Meiser, attorney for Van Cleef, informed the Board that he was here on behalf of the applicant to ask for a Bulk Variance. Bob Heibell, Van Cleef Engineering, was sworn in by Mr. Muller. Mr. Heibell presented a map showing the property that is being subdivided and explained what would be on the property. He stated that they were asking for a Bulk Variance for this property and they are not planning on building on the property at this time. He also explained what portions of the property would be affected by the Bulk Variance. The applicant is not removing any of the structures that are currently on the lots at this time. Mr. Heibell also explained that a future development would be on this property that would include COAH units, but this would be presented at a later date. Mr. Van Dyke informed the Board that it is in the best interest for the Borough to consolidate these lots and that would help the Borough meet their future requirements for COAH. The Board asked some questions regarding the future layout for the property and the proposed COAH units. A discussion ensued.

On a motion by Ms. Newman, second by Mr. Ciurleo, the Board opened the meeting to the public.

There being no public comment, on a motion by Mr. Ciurleo, seconded by Ms. Newman, the Board closed the meeting to the public.

The Board discussed the application.

Mr. Ciurleo motioned to approve the bulk variance, a minor subdivision and 4 variances, with conditions. On a roll call vote the Board approved this application.

PRESENTATION

Open Space Plan

Mr. Van Dyke presented the Open Space Plan to the Board. He informed the Board that grant money from the County was received to do open space planning in the Borough.

Mr. Van Dyke explained the process to receive plan endorsement. This presentation is for fact finding. Mr. Van Dyke reviewed with the Board the current layout of the Borough and explained the proposed open space plan and the importance of mapping the historic portions of the Borough and keeping these areas open space.

APPROVAL OF MEETING MINUTES

On a motion by Mr. McDermott, seconded by Ms. Fung, the Board approved the September 23, 2008 meeting minutes.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

Ms. Newman asked about the 'Erickson' charge on Mr. Van Dyke's Invoice. Mr. Van Dyke explained. The Board discussed the invoices.

On a motion by Ms. Newman, seconded by Mr. McDermott, the Board approved the September 2008 invoices for Mr. Muller and Mr. Van Dyke.

DISCUSSION

Mr. Van Dyke updated the Board on the Plan Endorsement plan presented to Council at their October Meeting. The Plan Endorsement Committee is currently waiting for two items. When these items are received, the plan will then be presented to Council for final approval.

Ms. Newman informed the Board she spoke to Mr. Margonoff and he asked that his escrow balance be returned. Mr. Devoti stated that Mr. Margonoff actually owes money into the escrow account and he would contact him.

Ms. Newman asked the Board about Hazel's house and stated that it is a hazard. Mr. Devoti stated that he has the attorney information. Mr. Heck the well has been sealed and the tree has been removed. Mr. Heck also stated that Council would not pay for repairs to this property. The Board discussed the hazards on the property and possibly condemning the property.

The Board also discussed the violations at the Blackshear property and possible resolutions to the problem.

The Board also discussed other properties that are in disrepair.

Ms. Newman informed the Board that the Shuttner's, who had been approved at the last meeting for an addition, lost their financing after digging the basement and there is now a large hole on the property. Also, they have moved the dirt from the hole to the property across the street. The Board discussed who would be responsible for looking into this.

A discussion ensued on the enforcement issues of the Borough's Ordinances.

Ms. Newman asked about the curb at the blacksmith shop. The Board agreed to let them depress the curb to meet the Americans with Disabilities Act.

REPORTS

Carol Halm, Council Person

- November 4th is election day
- Recreation had 'Spooky Movie Night' on the 25th
- The roadwork on Main Street is almost completed.
- The cleaning of buildings on the JPP has been resolved.
- Tax bills will not have an extension. The Board discussed the tax bills.
- Millstone Valley Coalition Resolution was passed.
- Plan endorsement presentation, resolution adopted.
- An escrow trust agreement was adopted for COAH.

There being no public, on a motion by Mr. McDermott, seconded by Mr. Ciurleo, the Board went into Executive Session.

There being no further discussion the Board agreed to adjourn the meeting and close executive session at 10:50 pm

Submitted



Denise Piszkowski
Planning Board Secretary