

Official Minutes Approved January 26, 2016

Borough of Millstone

Planning Board
Regular Meeting
November 10, 2015

Ms. Fung, Board Chairwoman, called the meeting to order at 7:30 pm. There were no member of the public present.

Ms. Fung, Board Chairwoman, 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 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Dan Dixon		X
Alice Dorschner		X
Curt Emmich	X	
Christine Fung	X	
Derek Johnson	X	
Carl Kestner	X	
Kristen Ross	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Gerald J. Muller, Esq – Planning Board Attorney	X	
Carter Van Dyke – Planning Board Planner	X	
Lynn Reynolds, Planning Board Associate	X	
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

There being no public the Board did not open the meeting to the public.

MINUTES

On a motion by Mr. Devoti, seconded by Mr. Johnson, and with an aye vote by all the August 4, 2015, September 8, 2015 and October 6, 2015 minutes were approved.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

Mr. Devoti asked how much longer the reexamination would take. Mr. Van Dyke informed the Board that it would be finalized at this meeting if the Board agreed.

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On a motion by Mr. Devoti, seconded by Ms. Fung, the following invoices submitted by Mr. Van Dyke were approved.

- Carter Van Dyke September 2015
 - Inv. 17131 – Master Plan Re-examination \$3,880.00
- Carter Van Dyke October 2015
 - Inv. 17131 – Master Plan Re-examination \$2,316.18
 - Inv. 17145 Planning Services \$417.50

Roll Ayes: Bowers, Devoti, Dixon, Dorschner, Emmich, Fung,
Call: Johnson, Kestner, Ross
 Nays:
 Abstain:

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REEXAMINATION REPORT REVIEW

Mr. Van Dyke – Master Plan Reexamination Review

Mr. Van Dyke reviewed the changes that had been made to the reexamination report based on the information received and the input from the Board members. Ms. Fung informed the Board the three of the local business were vacant due to recent and repetitive flooding. Mr. Van Dyke will add this to the report, he will also add that due to lack of sewers there has been no new construction. A discussion ensued on the various properties in the Borough that could be added to the report

On a motion by Mr. Emmich, seconded by Ms. Fung, and with an aye vote by all the Board accepted the changes to the reexamination report as discussed.

Ms. Fung asked Mr. Devoti if he had the addresses of the homes that are being elevated. Mr. Devoti informed the Board that Nina Psisoules opted out of accepting FEMA funding and decided to not have her house elevated, therefore FEMA has closed their funding account for this property. A discussion ensued. The Board listed the abandoned homes in the Borough. Mr. Muller asked if it was possible for a developer to purchase any or all of these properties and rehab them and sell them as part of the Boroughs affordable housing obligation. A discussion ensued. The Board agreed that Mr. Muller should contact Mr. Van Cleef to see if he would be interested.

Mr. Van Dyke reviewed the Plan Endorsement Agreement with the Board and asked for comments. The Board discussed the Agreement and recommended changes. Mr. Van Dyke will incorporate the recommendations into the Agreement.

Ms. Fung moved to accept the changes as discussed and Mr. Emmich seconded, with an aye vote by all the changes as discussed were approved.

It was discussed that the Borough may have to adopt a septic management plan/ordinance in the next 2-3 years if sewers are not approved for the Borough. A discussion ensued.

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REPORTS

Mr. Devoti reported that he talked to the owner of the landscaping business and he agreed to move the stone. As of today ½ has been moved.

He stopped by the house with the fence issue and the Mayor suggested that the the nice fence along the front of the house be left as is and that they remove the plastic fence on the side and replace it with a nicer fence. A discussion ensued on how the property looks and possible solutions.

Ms. Ross asked about the house with the large trucks. Ms. Fung informed the Board that the Mayor was going to have the Marshall contact the owners Mr. Devoti stated that there was not an ordinance to address this. Ms. Ross stated that they had a small business sign in front of the house. Mr. Devoti stated that a business sign is not allowed and read the ordinance which states that a tractor trailer cannot be used for storage. A discussion ensued. Mr. Devoti will contact the owner about the sign and tractor trailer. The discussion continued.

Mr. Muller updated the Board on the Supreme Court COAH decision and recommended that the Borough do nothing at this time. A discussion ensued.

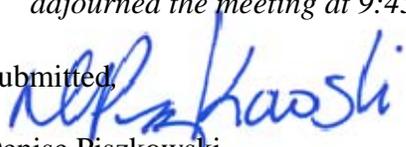
Ms. Fung updated the Board email from Alice reminding everyone that if personal email is used for Borough business that that account could be subject to OPRA.

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There being no public the Board did not open the meeting to the public.

With a motion by Mr. Devoti, seconded by Mr. Dixon, and an aye vote by all, the Board adjourned the meeting at 9:45 pm.

Submitted,


Denise Piskowski
Planning Board Secretary