

Borough of Millstone

Planning Board
Regular Meeting
February 26, 2008

Chairman Dorschner called the meeting to order at 7:33 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
	Keith Dorschner	Christine Fung
	Carol Halm	Ray Heck
	Richard McDermott	Rebecca Newman

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

Absent: Frank Maffie Jessica Pyatt

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

OPEN TO THE PUBLIC:

Mr. Mike Ford, Van Cleef Engineering, appearing for Mr. Hepworth owner of JPP Properties, asked if the Board would hear a plan for the property at the Getty Station and Gardener to Gardener site. Mr. Dorschner informed Mr. Ford that this would be an informal hearing since a formal application was not submitted or proper notice given and the discussion will be time limited. Mr. Van Dyke also informed Mr. Ford that nothing said at this meeting would be binding.

Mr. Ford informed the Board that he has been working as the property manager for JPP Properties. Mr. Ford introduced the prospective tenants Mr. Joe Meszaros, Premier General Contracting and Mr. Robert Jorgensen, Twin Oaks Landscaping and Ms. Grace Dennegan, Mr. Hepworth’s attorney. Mr. Richard Potts, owner of Gardener to Gardener, was also present. Mr. Ford explained that Mr. Potts would be moving his Gardener to Gardener business out of the property and that Mr. Meszaros and Mr. Jorgensen would like to be the new tenants.

Mr. Muller asked about the site plan that was submitted to Mr. Devoti and stated that none of the recommendations that the Board had previously given have been shown on the plan that Mr. Devoti had recently received. Mr. Jorgensen stated that he received a copy of the site plan from Mr. Hepworth and he is proposing that the two spots along South River Street be used for parking trailers. He informed the Board that he was working with Mr. Abate, Getty Station owner, about parking an additional truck on the Getty Station property. Mr. Jorgensen informed the Board that he and Mr. Meszaros are aware that the property is prone to flooding and would like to use the property to mainly do custom carpentry work and as a central meeting location for employees before going to offsite landscaping jobs. The employees would be leaving cars at the property during business hours and bulk landscaping item will be delivered directly to the work site. Pesticides are not used and there is no need for storage of any bulk items, fertilizer or pesticides on the property. Mr. Jorgensen stated that they would like to store plows inside the building and equipment, chop

saws and planers, for the custom carpentry work. These items could be removed quickly in case of flooding. The business does not require signs but they would like to paint the outside of the building and do not foresee doing any outside landscaping. They do not plan on having a retail business. Mr. Jorgensen and Mr. Meszaros stated they both live locally and have home offices. The materials currently stored on the access easement will be removed by Gardener to Gardener. A discussion ensued as to whether the easement could be restored to a natural landscape. Mr. Muller informed Mr. Jorgensen and Mr. Meszaros that a use variance and site plan approval would be needed and that the Board would need to decide if they would be comfortable with this type of use, casual parking and carpentry, in this location. Mr. Muller outlined some of the items that the Board should consider. One of these being would the Board be amenable with this property becoming a casual parking lot.

Ms. Halm asked how the application would be affected if the Borough approved a plan to change the direction of the road access to the property. Mr. Muller recommended that plans be submitted based on the premise that the road direction was changed, however if the road direction was not changed then modifications would be required to the site plan. Ms. Newman stated her support that the proposed use would be good for this location. Ms. Halm also expressed her support that the equipment could be easily removed in case of flooding. Mr. Dorschner stated that this should not become a storage facility for vehicles. Mr. Van Dyke agreed that this would be a good use for the site until the village commercial plan becomes a reality.

Mr. Devoti stated that a partial application has been submitted by JPP for the entire site but he is still waiting for the variance application for the entire JPP Property. Mr. Devoti stated he would give Mr. Ford the checklist and a copy of the application that is required. Mr. Muller informed Mr. Jorgensen and Mr. Meszaros that when Mr. Devoti deems the plan complete they would be required to submit their application to the Board for a formal hearing and that they would also be required to publish a notice of the hearing in the paper and notify surrounding residents. Mr. Devoti requested that the locations of the parking be shown on the plan.

A discussion ensued on how it would affect the business if Council changed the direction of the road.

On a motion by Ms. Newman, seconded Mr. Heck, the Board closed the meeting to the Public.

APPROVAL OF MEETING MINUTES

On a motion by Mr. Ciurleo, seconded Mr. Heck, the Board approved the Regular and Executive Minutes from the January 22, 2008 meeting.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

The Board reviewed the invoices submitted by the professionals. Mr. Dorschner asked which bills were covered by escrow. Mr. Van Dyke stated that the only items not covered by escrow or other funding sources are the invoices for regular planning services. After a review of the invoices Mr. Van Dyke will defer \$165 from planning services and apply it to the Gardener to Gardener escrow account.

On a motion by Mr. Ciurleo, seconded by Mr. Devoti, the Board approved the January 2008 invoices for Mr. Muller and Mr. Van Dyke.

DISCUSSION

Open Space Plan

Ms. Lynn Reynolds asked of any of the Board members had any suggestions for goals for the Borough's open space plan. Ms. Reynolds stated that she would like to review the community goals at the first Open Space meeting. Mr. Reynolds informed the Board that it was suggested at the most recent Plan Endorsement meeting that the next Open Space Plan meeting be combined with a Plan Endorsement meeting so that only one advertisement would be needed to save costs. The goal of the Open Space meeting would be to outline recreation goals Ms. Reynolds explained what should be included in an open space plan. Ms. Fung stated that her ideas are more specific than the plan presented. Ms. Reynolds explained that only an outline was

needed at this time and that as the plan goes forward the ideas will become more specific. Ms. Reynolds continued to review her outline with the Board. A discussion ensued on properties in the Borough that might be used for open space.

Mr. Heck mentioned that the County was willing to sell a piece of property to the Borough for \$1.00. Mr. Van Dyke stated that the Borough should consider what might be wrong with the property first and that he would ask Mr. Offen to contact the County.

Ms. Reynolds explained the public hearings and reviewed the timeline with the Board and stated that the goal was have the 2nd public hearing in 6 months. Ms. Reynolds then reviewed the components of the open space plan.

Mr. Van Dyke and Ms. Reynolds informed the Board of a grant opportunity in which the Borough could receive up to \$20,000 of matching Borough funds. This grant could be used to for preservation of the natural resources inventory, the stream buffer ordinance, etc. Council would need to approve a resolution before March 31, 2008. Mr. Van Dyke explained how the Borough could calculate the matching funds. A discussion ensued. Mr. Van Dyke will gather ideas on how the grant money could be used and send them to Council for their March meeting.

REPORTS

Dan Devoti, Zoning Officer

Mr. Devoti informed the Board that he went to the Franklin Township Court office and got the name on the warrant changed for the Blackshear property to the current owner who lives in South Bound Brook. Mr. Devoti showed pictures of the wall to the Board. Mr. Heck stated that because a reasonable attempt has been made to contact the property owner and in the interest of public safety the Borough could have the wall fixed and submit the bill to the property owner. Mr. Muller stated the he would contact Mr. Offen to check the legality of this and let Mr. Heck know how to proceed. A discussion ensued on the safety of the property and how to proceed.

Mr. Heck asked Mr. Devoti about the Blacksmith property and informed him that the owners had received \$150,000 grant to repair the property. Mr. Devoti will visit the property and inform the owners that construction permits are required.

Carol Halm, Council Person

- Buildings and Grounds is currently attempting to meet with the public utilities about the water for Borough Hall.
- The park equipment was delivered and will be set up when the weather allows.
- The community service worker will come every Saturday
- The County was contacted about holding a joint public hearing to inform the resident about the culvert work, but the County informed Council that they would hold their own meeting in early April
- Mr. Heck will be contacting the department heads to ask them to review their files stored at Borough Hall and to purge all old documents.
- The new computer system setup is progressing
- The County will be widening Amwell Road up the hill so that it is the same all the way up. Mr. Heck will contact them about possibly installing calming devices.
- A budget workshop was held and the budget will be introduced at the March meeting.

Ms. Fung asked if the 'humps' on Ann Street could be made more visible while other road work was being done in the Borough. Mr. Heck stated that he would take care of this. A discussion ensued.

Board Members

Mr. Dorschner informed the Board that he contacted Mr. Maffie about his lack of attendance at Board meetings and Mr. Maffie informed him that his current schedule does not allow him to attend and the Board

should look to replace him. Mr. Heck asked that if anyone knows of anyone who could be a Board member to have them contact him. Mr. Dorschner will have Mr. Maffie submit a formal resignation.

Ms. Newman stated that she felt that the Board was not treated fairly by Mr. Grimshaw at the last meeting. She stated that she has done a lot of volunteer services for the town and her heart and soul is with the Borough and she is doing her best as a Board member to keep costs down for the residents.

Mr. Heck informed the Board that he spoke with Mr. Grimshaw and informed him that if he wanted to have a home business a use variance application would need to be completed and submitted to the Board for approval. Mr. Grimshaw told him that the costs are too high to apply for a use variance. A discussion ensued on how to address this issue. Mr. Muller stated that now that the Board is aware of the violation steps should be taken to enforce the violation. Ms. Newman informed the Board that a large dumpster has been in the front yard of Mr. Grimshaw's property for at least 6 months. Ms. Halm asked about how to address the violations at the Grimshaw property. Mr. Devoti stated that since many of the Board members have pointed out the many violations at the property and he would address the issue. A discussion ensued.

Mr. Van Dyke informed the Board that he was aware of the costs for his services to the Borough and that other towns have a policy that limits the time that the public can speak and ask for advice unless they submit a formal application and pay the appropriate escrow fees.

Mr. Heck asked about the easement on Mr. Devoti's street. He informed the Board that he had spoken to the residents on this street about the mailbox and it has been there since 1961. Mr. Heck asked if a no parking sign should be installed or if the mailboxes should be moved. The Ordinance states that there is no parking allowed on the west side of this street. A discussion ensued on the parking issue on this street. Mr. Heck wants to do what works best for the residents of this street. One of the neighbors parks right in front of the mailbox so that the mailman cannot delivery the mail. The Postmaster has complained.

There being no public, on a motion by Ms. Newman, seconded by Mr. Ciurleo, the Board agreed to adjourn the meeting at 9:50 pm

Submitted,

Denise Piskowski
Planning Board Secretary