

Borough of Millstone

Planning Board
Regular Meeting
September 23, 2008

Chairman Dorschner called the meeting to order at 7:31 pm. There were fifteen (15) 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
	Christine Fung	Carol Halm
	Ray Heck	Richard McDermott
	Rebecca Newman	Jessica Pyatt

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

Absent: Keith Dorschner

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

OPEN TO THE PUBLIC:

Rich Brozanski of Final Strip Soda Blasting informed the Board that he was stripping paint from the JJP Properties buildings and he had tarped the side of the building and he uses a food based baking soda which is non-toxic. He had bales of hay set up to collect the run off. He was asked to stop by Joe Dempster and Mr. Dempster called the Mayor and Mr. Heck told him that he had several complaints and Mr. Heck was concerned about the river. Mr. Brozanski is the only approved agency for this type of removal in the State. Mr. Muller informed him that the Planning Board could not address this problem. The Board discussed who would have jurisdiction over this type of business. Mr. Muller informed Mr. Brozanski that he would call the Mayor and try to get an answer for him.

Ms. Portia Orton, Historic District Commission (HDC), showed the Board a concept plan for the center of town. Ms. Orton also pointed out to the Board the maps posted in Borough Hall from the Millstone Valley Scenic Byway showing the protected lands. She stated that she had been at the center of the Borough looking at the road work that is being done on Main Street/County Road 533. Ms. Orton’s observation is that the road has been enlarged significantly. She expressed her concern that Main Street was now too wide and that the sidewalk did not extend to the Parsonage. She informed the Board that the County has not been too good about working with HDC or using materials that were approved by the HDC. The Board discussed who in the Borough was overseeing the County road project. Ms. Morris of the HDC also expressed her concerns. Ms. Halm stated that the County had held a meeting to show the Borough the plan for the road work and if the plans had changed the Borough should have been informed. The Board discussed who should address this issue. The Board informed Ms. Orton to contact Mr. Heck or Mr. Poch this evening so that they could look at it in the morning.

Tom O'Donnell, 33 Anne Street, Hillsborough, President of Claremont Community, and Mr. Eden, 55 Anne Street, Hillsborough. They wanted to share with the Board their research regarding Erickson. This community will have 2000 residents with a large number of employees and also rental apartments. They wanted to inform the Board that Erickson will have a presentation at Hillsborough and thought that the Board and Council members should attend. They informed the Board that the plan is for a gated age-restricted assisted living community that includes 18 4-story residential buildings with clubhouses, 3 4-story community buildings and retail shopping in a gated community. There will also be one apartment building with 264 apartments to meet the COAH obligation and a private hospital for the gated community. A discussion ensued.

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

SITE PLAN REVIEW

Mr. and Mrs. Shuttner, 30 Maple Terrace.

Mr. Muller reviewed the Proof of Publication and Service and they are in order. Mr. Muller reviewed what happened at the last meeting. Mr. Muller swore in Ms. Joan Shuttner and Robert Wanhouse, architect for the Shuttters. Mr. Wanhouse explained to the Board that a single floor addition would be added to the back of the one-story residence with a slight raised roofline. Mr. Wanhouse explained to the Board how the roofline will look and how it works with the existing roof. Ms. Halm asked Mr. Wanhouse why the new roof needs to be above the existing roofline. Mr. Wanhouse explained that it follows the line of the existing roof and that this is the best way to tie into the existing roof. Mr. Devoti stated that it should not be that noticeable from the street. The Board continued to discuss the plan.

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

Ms. Smeardon was sworn in by Mr. Muller. Ms. Smeardon, 26 Maple Terrace, asked that none of the underground irrigation and utilities on her property and connecting to her property were disturbed. Ms. Newman also stated that there had been complaints about large construction trucks and asked that they be aware of the parking and their neighbors. Ms. Shuttner and Mr. Zelensizk assured her and the Board that they would be aware of these issues.

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

The Board discussed the application.

On a motion by Mr. Dorschner, seconded by Mr. Ciurleo, with aye vote by all the Board approved the plans for the addition and approved the Resolution of memorialization with Condition 'A' being removed.

Mr. Muller will send a revised Resolution to Mr. Zelensizk.

APPROVAL OF MEETING MINUTES

On a motion by Ms. Newman, seconded by Mr. Devoti, the Board approved the August 26, 2008 meeting minutes.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

The Board reviewed the invoices submitted by the Professionals.

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

DISCUSSION

Mr. Dorschner commented on the affect that the Hillsborough development would have on the Borough. The Board discussed this development and the information presented by Mr. O'Donnell and Mr. Eden and how the Borough could address the impact it will have on Millstone. They also discussed sewers. Mr. Dorschner and Ms. Halm stated their intention to attend the Hillsborough meeting on Thursday.

REPORTS

Dan Devoti, Zoning Officer

Mr. Devoti reported that he called Mr. Singer and gave him the variance application for the construction office tenant.

Mr. Muller asked about the JPP Properties gravel issue.

Mr. Dorschner informed the Board that the Blackshear woman had been arrested and Mr. Devoti stated that she was at court and paid a \$500 fine and she hired a contractor to fix the problems on the property.

Ms. Fung asked about the process for reporting neglected properties. Mr. Devoti stated that any complaints should be addressed to him. Mr. Devoti stated that he was looking into getting a preprinted door hanger with a list of standard violations that he could check and leave at homes that have violations. The Board discussed the various properties in the Borough that have maintenance issues and the best way to have these issues resolved. The Board approved of Mr. Devoti's idea for the door hangers.

Carol Halm, Council Person

Ms. Halm did not attend this month's Council meeting and has nothing to report.

There being no public on a motion by Mr. Dorschner, seconded Ms. Newman, the Board went into Executive Session.

On aye vote by all the Board agreed to close executive session and adjourn the meeting at 9:50 pm.

Submitted,

Denise Piskowski
Planning Board Secretary