

OFFICIAL MINUTES APPROVED JANUARY 10, 2017

Borough of Millstone

Planning Board
Regular Meeting
December 6, 2016

Mr. Emmich, Chairman, called the meeting to order at 7:32 pm. There were no members of the public present.

Mr. Emmich 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:

Board Member	Present	Absent
Clint Bowers		X
Dan Devoti	X	
Dan Dixon	X	
Curt Emmich	X	
Christine Fung	X	
Derek Johnson	X	
Carl Kestner	X	
Kristen Ross	X	
Johnathan Stashek	X	
Also Present:	Present	
Denise Piskowski, Board Secretary	X	
Mr. Van Dyke, Board Planner	X	
Ms. Reynolds, Board Planner Assistant	X	

There being no public on a motion by Mr. Dixon, and seconded by Mr. Devoti, the meeting was opened and closed to public.

APPROVAL OF MEETING MINUTES

On a motion by Mr. Johnson, seconded by Mr. Dixon, and with an aye vote by all the October 4, 2016 meeting minutes were approved. Mr. Stashek and Ms. Ross did not vote due to their meeting absence on October 4, 2016.

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PROFESSIONAL INVOICES

Mr. Emmich informed the Board that he had reviewed the invoices submitted by Mr. Van Dyke and Mr. Muller and explained the charges.

On a motion by Ms. Fung, seconded by Mr. Dixon, and a roll call vote, the following invoices submitted by Mr. Muller were approved.

- Jerry Muller - September and October 2016 Invoices
 - Inv. 12505 - General Board Services \$ 246.00

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

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

- Carter Van Dyke - August and September 2016 Invoices
 - Inv. 17534 - General Board Services \$ 594.50

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

DISCUSSION

Mr. Emmich explained that Mr. Van Dyke had completed the reports that had been authorized by the Board at the October 4, 2016 meeting.

Mr. Van Dyke informed the Board that he had copies of the 2005 Master Plan and that all of the documents that CVDA has done for the Borough are available on their FTP site for download. The Board discussed the codification and what ordinances have been adopted.

Mr. Van Dyke and Ms. Reynolds reviewed the updates that they made to the Land Use Element and the Open Space and Recreation Element of the Master Plan.

Ms. Reynolds explained the resources that were used to update the Land Use Element of the Master Plan. She also explained that some of the Boroughs records do not match County records and that she used GIS to update the Land Use Element. Ms. Reynolds continued to review and explain the changes to the Land Use Element. A copy of the proposed Land Use Element Plan is attached to these minutes. The Board discussed the recommendations.

Ms. Fung asked that the terms in the updated report be consistent with the roads and locations on the Boroughs maps. Ms. Fung will send Ms. Reynolds her notes and recommendations so that all of the documents match.

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Mr. Van Dyke reviewed updates that were recommended for the Parks and Open Space Element of the Master Plan. A copy is attached to these minutes.

The Board discussed dates for the 2017 reorganization meeting and determined that it would be held on January 10, 2017 at 7:30 pm.

REPORTS

Mr. Devoti informed the Board that he had dropped off an application at the home on Amwell Road that has the trailers and that the property owner is now in violation of the Borough Ordinance. The Board discussed if there was anything that could be done. Mr. Emmich stated that he would contact the Mayor and let him know that the owner has not submitted an application. The Board continued to discuss this issue.

Mr. Stashek stated that he had no Council report.

Mr. Emmich informed the Board that he ran into Walter Lane, Director of the Somerset County's Planning Division. They had discussed the County's recent planning initiative and what changes could benefit the Borough and the necessary coordination work with the surrounding towns. The Board discussed how some of these changes would affect the residents.

Mr. Emmich asked Ms. Piskowski to ask Mr. Bonin if the recently adopted Flood Ordinance was filed with the County.

Mr. Dixon informed the Board that a study had been done by the Millstone Raritan Valley Commission. He informed the Board that the organization was working with other towns to complete a plan. He is asking the Board if there is any plan that they can provide that would help to support the County plan to eliminate some of the run off to try and prevent future flooding for all surrounding areas. A discussion ensued.

On a motion by Mr. Devoti, and seconded by Mr. Johnson, the meeting was opened to the public.

Open to public

Mr. Dixon, 34 North River Street, Millstone. Mr. Dixon informed the Board that he was representing himself and two neighbors. There is a street light out on their road and they are concerned for the safety of public and traffic. The light is owned by bait shop, but the bill has not been paid so the light is not currently on. Mr. Stashek informed the Board that the Mayor would like for the light ownership to be transferred to the Borough and the County's involvement. A discussion ensued. Mr. Emmich stated he would contact the Mayor.

On a motion by Mr. Devoti, and seconded by Mr. Johnson, the meeting was closed to the public.

On a motion by Mr. Bowers, seconded by Mr. Devoti, and with an aye vote by all the Board agreed to adjourn the meeting at 9:20 pm.

Submitted,

Denise Piskowski,
Planning Board Secretary