

Borough of Millstone

Planning Board
Regular Meeting
March 6, 2012

Chairwoman Fung called the meeting to order at 7:35 pm. There were four members of the public present.

Chairwoman Fung 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:

Present:	Clint Bowers	Dan Devoti
	Keith Dorschner	Christine Fung
	Carl Kestner	Alan Kidd
	Richard McDermott	

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

Absent: Dan Dixson Don Roden

On a motion by Mr. Dorschner, seconded by Mr. Devoti, the Board opened the meeting to the Public.

OPEN TO THE PUBLIC

Mr. Henry Wierzbowski, 1444 Main Street, asked the Board about the procedures and options for his storm damaged home. Mr. Devoti informed Mr. Wierzbowski that his application was now in the hands of FEMA and it could take a few months for FEMA to decide how they were going to distribute their funds.

Nina Psihoules, 7 South River Street, Ms. Psihoules informed Mr. Wierzbowski that she had spoken to her insurance company and that a letter was done that put them into the grant and mitigation fund process with FEMA and it could take 6 months to hear if the applications are approved and the homeowner is responsible for 25% of the costs. Applications have also been applied to with of ICC (Increased Cost of Compliance).

Mr. Devoti explained what was required by the homeowners and stated that the type of damage also determines if FEMA or ICC will help with grant money.

Mr. Devoti stated that the homeowners have four options which would be buyout, lift, move or land swap and rebuild. Ms. Fung commented that the Borough Ordinance has specific requirements.

Ms. Psihoules asked if she would be responsible for fixing her home if FEMA did not provide grant money. Mr. Kidd suggested that she bring her concerns to the next Council meeting on March 19th, Joanne Bergen, who is handling the applications for the Borough will be attending. A discussion ensued.

Mr. Wierzbowski asked about the Master Plan that was discussed years ago. Ms. Fung explained that it is a work in progress and now includes the County and State. Mr. Wierzbowski asked about relocating his home and where the lots would be. Mr. Kidd explained that the Council is currently focusing on the flood damage d houses, he also explained that the lots that might be available for a land swap is currently owned by the County.

Mr. Devoti stated that the County had approached him about the land swap and the County is currently working on completing the application for submission to the Borough.

On a motion by Mr. McDermott, seconded Mr. Dorschner, the Board closed the meeting to the Public.

APPROVAL OF MEETING MINUTES

On a motion by Ms. Fung, seconded by Mr. Kestner, the Board approved the February 7, 2012 meeting minutes.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

The Board tabled approval of the January 2012 invoices until the next meeting..

DISCUSSION

Ms. Fung explained that the Sustainable Somerset is the State plan that is going through the County and the Board needs to verify that the map that the County has is the map designating the Local Priority Area (LPA) and that this is also the Area of Rehabilitation and Redevelopment map. The County asked that the Board vote and approve the map. The Board reviewed the map.

Mr. Dorschner asked why North River Street was not included. Mr. Devoti stated that it was his understanding that the area near and including the gas station was going to be moved and that land would become a park. The Board discussed the plan.

Ms. Fung asked for motion confirming that the map as presented and submitted by the County is Local Priority Area is the same as the local Redevelopment Area.

On a motion by Mr. Dorschner, seconded by Mr. Devoti, the Board approved the map, as presented, for the County's Sustainable Somerset Plan.

Ms. Fung stated she would send a letter to the County stating the Board's approval

REPORTS

Ms. Fung informed the Board that the Plan Endorsement was submitted to the State and they are waiting for County comments before it can move forward. It includes the village center designation.

Mr. Devoti reported that 6 properties were sent substantial damage letters related to the flood in August 2011. Mr. Devoti filled in the Board about his conversations with some of the homeowners and some of the costs that would be incurred to raise the homes.

Mr. Devoti also informed the Board that FEMA also has a cumulative damage process for homes that have been flooded multiple times. This will be looked into if the current fund does not help.

Mr. Devoti asked the Board for a clarification on the fence ordinance. The homeowner wants to put in a 6 foot side yard fence. The Ordinance stated that the maximum height is 4 feet for a front yard fence. Mr. Devoti stated that the applicant wants to put a fence on the side yard. Mr. Devoti showed the Board the

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plan and asked for a clarification for this particular property. The Board reviewed the plan and decided that the fence cannot be more than 4 feet.

Mr. Kidd informed the Board about a recent legislation from the State that restricts new capacity and new members from joining with sewer authorities; this could affect the boroughs plans for sewers. Council is keeping track of this new restriction and he will inform the Board when they have an update.

Mr. Kidd informed the Board that Mr. Bowers has been appointed as the newest Marshall for the Borough for enforcing ordinances.

Mr. Kidd also informed the Board that the Borough FEMA representative will be at the next Council meeting.

On a motion by Ms. Fung, seconded by Mr. Kestner, the Board opened the meeting to the public.

Mr. Tarantino asked about the Marshalls in the Borough and how they are appointed and what they do. Mr. Kidd explained who they were and how they would help the Borough in enforcing order in the Borough and they were also to help in residents in emergency situations. Mr. Kidd informed Mr. Tarantino that Mayor Heck has all of their contact information. Mr. Kidd also stated that they were required to take classes. A discussion ensued.

On a motion by Mr. Kidd, seconded by Mr. Dorschner, the Board closed the meeting to the public and agreed to adjourn the meeting at 8:54 pm.

Submitted,
Denise Piskowski
Planning Board Secretary