

Borough of Millstone

Planning Board
Regular Meeting
September 4, 2012

Chairwoman Fung called the meeting to order at 7:30 pm. There were five 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:	Dan Devoti	Dan Dixon
	Keith Dorschner	Christine Fung
	Carl Kestner	Richard McDermott
	Don Roden	

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

Absent: Clint Bowers Alan Kidd

OPEN TO THE PUBLIC

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

Ms. Legendziewicz, 1342 Main Street, asked about the subdivision. Ms. Fung told here that was being discussed next.

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

APPLICATION

Mr. Robertson addressed the Board and stated that he was appearing on behalf of the Somerset County Improvement Authority, to present an application for a subdivision for block 1.01, lot 1.02 he is here to present the subdivision of the mentioned lots. The county in 2009 took ownership of 69 +/- acres and is looking to subdivide lot 1.02 which is 2.695 acres. The rest of the property is part of the county open space inventory. Mr. Robertson continued to give the Board a history of the property.

Mr. Roberston pointed out that this property is in the Borough’s North Main Street Residential Receiving District and asked that the Board considered this application as a minor subdivision as there are currently no development plans for this property and they are asking for a waiver from the major subdivision requirement. He explained that the County is currently still reviewing the plans for the property and may have some additional requests.

Official Minutes Approved October 2, 2012

Mr. Robertson presented Mr. Michael Manning, Keller and Kirkpatrick, to the Board and Mr. Manning was sworn in by Mr. Muller.

Mr. Manning gave the Board his credentials and the Board accepted. Mr. Robertson asked Mr. Manning questions regarding his work experience and the work he has done on this subdivision for the County. Mr. Manning answered all of the questions and explained what he reviewed and his conclusions for the subdivision. He reviewed the map dated August 8, 2012 with the Board and explained that this was to be 4 proposed tax lots which will be across the street from Borough Hall. The lots will have approx. 130 feet of frontage and each will be just over ½ acre. Mr. Manning explained that his firm will supply a driveway design when the property is developed. He stated that this subdivision plan is consistent with the requirements for this zone.

Mr. Van Dyke asked about the reference to a zone that is now a park district. He also asked that the plans be marked to show the setbacks. Mr. Manning agreed. The Board reviewed the plans.

Mr. Muller stated that the minimum for R20 is 20,000 sf, for the receiving zone 21,000 sf. Mr. Manning reviewed the differences between the R20 zone and the receiving zone with the Board and determined that the plan either meets or exceeds the requirements and the plan will be amended to meet the receiving zone requirement.

Mr. Manning agreed to a driveway outline for each property to the plans per Mr. Van Dykes request. Mr. Van Dyke asked about the marker that was to be placed on the property. Mr. Robertson stated that the County had no plan to place any monuments on the property at this time. Mr. Van Dyke informed them that driveways are required and asked that Mr. Robertson outline a sidewalk on the plans. Mr. Robertson stated that this would be address by the county engineer at the time the property will be developed that he did not feel comfortable addressing this issue until a plan was presented for development.

Mr. Van Dyke was sworn in to testify regarding sidewalks. Mr. Robertson stated that until the time that the property is developed he has no information regarding sidewalks.

Mr. Van Dyke asked if provisions would be made for city water. Mr. Van Dyke stated that city water connections should be shown on the plans they should also show the accessible fire hydrants and water mains, he asked that the plans be amended to show these. He also asked that stormwater management be noted on the plan. Mr. Robertson stated that the County will not be installing any of these items, however he will amend the plans to show the current location of these. Mr. Van dyke also informed Mr. Robertson that street lights would be required at the end of each driveway.

Mr. Van Dyke asked that the Board should review the sidewalk requirement. He reviewed properties most probable location for the sidewalks with the Board. It was determined that the adjoining property do not currently have sidewalks. A discussion ensued.

Ms. Fung asked about the street lights, the Board agreed that they should be addressed at the time a driveway is installed at the time of development.

Ms. Fung asked that the Board review the monument requirement. Mr. Manning explained that the existing corners are marked. Mr. Manning explained that the surveyor for the buyer of the property would be responsible. The Board agreed.

Mr. Muller reviewed the waivers and conditions of the application which will be detailed in the resolution with the Board.

Nina Psioules, 7 South River Street, asked the Board that because she is one of the homeowners with the potential to move her home to one of these properties if the costs for sidewalks cost would be covered by the FEMA grant. Mr. Muller stated that she would have to ask the Council about what the grant would cover. Mr. Devoti explained that the Board would grant a sidewalk waiver.

Ms. Legendziewicz, 1342 Main Street, asked the Board that as an adjoining neighbor asked how it would affect her property if sidewalks were required. Mr. Muller explained that the concrete wall in front of her property is in the right of way and the County has the options regarding the wall. Ms. Legendziewicz also asked about the trees lining her property, Mr. Van Dyke stated that some of them would stay because of a 10 yard setback requirement.

Mr. Lew 1345 Main Street, informed the Board that the plans show his home as one story and it is a two story home. Mr. Roberston stated he would amend the plans. He asked if there is any expense to him if homes are moved. Ms. Fung stated that it was being done by FEMA with no Borough funds.

The Board discussed and agreed that the sidewalks were not needed and approved the waiver from this requirement.

The Board discussed and agreed that driveway lighting should be installed at the time of development.

The Board discussed and agreed that the property line markers will be done at the time of development.

The Board discussed and agreed that the request for waiver from the major subdivision to a minor subdivision be granted.

On a motion by Mr. Dorschner, seconded by Mr. McDermott and with an aye vote by all, the Board approved the application as presented with the waivers as discussed.

OPEN TO THE PUBLIC

There being no public the Board opened and closed the meeting to the public.

PLAN ENDORSEMENT UPDATE

Mr. Van Dyke updated the Board on the plan endorsement. He informed them that a joint public meeting will need to be held after the plan endorsement committee meets with the state. A discussion ensued.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

On a motion by Mr. Roden, seconded by Mr. McDermott the Board approved the June 2012 and July 2012 invoices submitted by Mr. Muller and the July 2012 invoices submitted by Mr. Van Dyke.

REPORTS

Mr. Devoti informed the Board that curb on Beardsly Road had been crushed and destroyed by a septic installation contractor and that the Mayor is taking care of it.

On a motion by Mr. Dorschner, seconded by Mr. Dixon the Board agreed to adjourn the meeting at 8:37 pm.

Submitted,
Denise Piskowski
Planning Board Secretary