

OFFICIAL MINUTES APPROVED DECEMBER 6, 2016

Borough of Millstone

Planning Board
Regular Meeting
October 4, 2016

Mr. Emmich, Chairman, called the meeting to order at 7:38 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	Absent
Denise Piskowski, Board Secretary	X	

There being no public the meeting was opened and closed to public

APPROVAL OF MEETING MINUTES

On a motion by Ms. Fung, seconded by Mr. Bowers, and with an aye vote by all the September 6, 2016 meeting minutes were approved.

DISCUSSION

Flood Ordinance

The Board discussed having the maps adopted as part of the Flood Ordinance. Ms. Piskowski will email the 4 maps to Mr. Offen, Borough Attorney, for inclusion in the Ordinance.

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Mr. Emmich explained what options were included in the Borough's Flood Ordinance. A discussion ensued.

Mayor Heck walked into the meeting and Mr. Emmich asked him if Council had any questions about the Flood Ordinance that was presented by the Board. Mayor Heck asked Mr. Emmich to be at the next Council meeting and also told Mr. Emmich that the Ordinance presented was exceptional.

Mr. Emmich asked if the Borough had received the correct flood maps. Mayor Heck informed the Board that he had contacted DEP and the DEP have been sending all of the Borough's flood information to Millstone Township.

REPORTS

Mr. Devoti reported that he was at the Ayers property and measured the barn from the property line and that it was further into the property than was required by the Ordinance.

Mr. Emmich informed the Board that he had spoken with Mr. Offen, and Mr. Offen informed him that this barn should have come before the Board for approval. Mr. Offen also asked that the Board advise Mr. Devoti to inspect the Barn immediately and prepare a detailed inspection report for the Board. Mr. Johnson stated that he would accompany Mr. Devoti on the inspection.

Mr. Emmich asked the Board for some thoughts on when and for what types of structures that Board approval should be required. A discussion ensued on options.

Mr. Devoti informed the Board that he had received a complaint about a koi pond at 12 Maple Terrace. He explained where the pond was on the property. He said that it appears to be deeper than 18 inches. Mr. Emmich stated that he had contacted Mr. Muller and Mr. Muller stated informed him that this was not a structure and there were no regulations for this. However, if it has a permanent filter and electric then it could be considered a permanent structure. The Building Inspector informed Mr. Devoti that no permits were applied for so it can't be considered a permanent structure. Mr. Devoti stated that he would check the current IBC. The Board determined that because of the Building Inspectors information that Mr. Devoti has no jurisdiction.

The Board discussed the 63 Amwell Road, Block 5, Lot 8 property regarding the trailer and other items on his property. Mayor Heck informed the Board that he has spoken with the property owner, Mr. Kun-Szabo, and explained to that there was no Board approval variance on file and that Mr. Kun-Szabo was under the impression that his contractor had already received Board approval. It was decided that Mr. Devoti would give Mr. Kun-Szabo the application and explain the process to him.

Mayor Heck asked where Mr. Stashek was, and the Board told him that Mr. Stashek was not at the last few meetings. Mayor Heck stated he would talk to him.

Mr. Emmich asked about the Transportation Trust Fund. Mayor Heck explained to the Board that he and other Mayors had been in contact with the Governor's office and were trying to get it reestablished. Mayor Heck also informed the Board that he would do what work he could without funding.

Mr. Emmich stated that he and Mayor Heck met with the County and they are in phase 3 of their economic development study and they asked that the Borough be part of it. He explained that they

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consider the Borough a priority historic designation area and they had received funding from NJTP to help with planning. Mr. Emmich explained what they were offering the Borough, which could include sidewalks, traffic mitigation and other connectivity options to the surrounding towns. The County was currently exploring which planning options would benefit the Borough the most and would prepare a study of the best options and help to find funding.

Mr. Emmich informed the Board that he had a conference call with Barry Ableman. He asked Mr. Ableman what the Borough should concentrate on and was told that the Land Use Plan was important. GIS and demographics were being supplied by the County.

Mr. Emmich asked the Board for their opinion on what they should have Mr. Van Dyke complete by the end of the year. The Board discussed that they should ask Mr. Van Dyke to complete the following as shown on his September 1, 2016 proposal:

1. Update Land Use Plan Element of the Master Plan – Estimated Professional Cost: \$2,600.00
2. Update Open Space and Recreation Element of Master Plan to reflect changes in park areas, etc. Estimated Professional Cost: \$1,800.00.

On a motion by Mr. Devoti, seconded by Mr. Bowers, and with an aye vote by the Board authorized Mr. Van Dyke to complete items 1 and 2 as proposed on his September 1, 2016 proposal.

Mr. Emmich stated that he would send Mr. Van Dyke an email informing him of the Boards authorization to complete the above as approved.

The Board continued to discuss which properties may or may not have wells and that septic systems could not be put in within a set regulated distance of any active potable well. Ms. Fung is also on the Board of Health she will contact the Health Officer to see if she has any information/list.

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 8:45 pm.

Submitted,



Denise Piskowski
Planning Board Secretary