

Official Minutes Approved April 4, 2017

Borough of Millstone

Planning Board
Regular Meeting
March 7, 2017

Mr. Emmich, Chairman, called the meeting to order at 7:35 pm. There was one member 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	
Mr. Muller, Board Attorney	X	

On a motion by Mr. Devoti, seconded by Ms. Fung, the meeting was opened to the public.

Mr. Realbuto introduced himself to the Board and informed them that he was here on behalf of St. Joes Church. The Church would like to build a columbarium. Columbarium's are small stone structures that would have niches to house ashes of deceased persons. The Church would build, finance, and manage it as a burial site. The Board discussed The deacon person in charge of the areas churches recommends it be built on the southern end of the the property near their prayer paths. The Board discussed that the current ordinance does not allow for burial sites. They also discussed a change to the ordinance that would allow it to be built. The Board and Mr. Realbuto continued to discuss possible locations on the

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property. The Church would like to do a Master Plan for the property and do the build in stages. The discussion included different types and styles of columbarium's and where buffers could be put.

Mr. Emmich and Mr. Devoti took Mr Realbuto's contact information and informed him and would contact him one of them after they have discussed the possible options.

On a motion by Ms. Fung, seconded by Mr. Devoti, the meeting was closed to the public.

APPROVAL OF MEETING MINUTES

On a motion by Ms. Fung, seconded by Mr. Devoti and with an aye vote by all the January 10, 2017 meeting minutes were approved. Mr. Stashek abstained.

PROFESSIONAL INVOICES

Mr. Emmich informed the Board that he had reviewed the invoices submitted by Mr. Van Dyke and Mr. Muller and explained that there was a conference call held and discussions regarding publication and noticing of the master plan hearing

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

- January 2017 Invoices
 - Inv. 12587 - General Board Services \$ 1,485.91

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

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.

- January and February 2017 Invoices
 - Inv. 17585 - General Board Services \$ 82.50
 - Inv. 17586 – Master Plan Revision \$ 1,287.00

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

Master Plan Hearing

Mr. Emmich thanked Mr. Devoti for being at Borough Hall to explain the plans to any residents that might have some questions.

Mr. Emmich reviewed that at the October 2016 meeting Mr. Van Dyke presented the changes to the Board, it was discussed at the December meeting and the final plan being presented tonight is the final document based on all of the discussions.

Mr. Van Dyke explained the sections that have been updated and referenced specific changes.

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Mr. Van Dyke showed the Board two versions of the maps that could go with the master plan. A discussion ensued between Mr. Van Dyke and the Board regarding the maps and they decided that both should become part of the Master Plan.

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

On a motion by Ms. Fung, seconded by Mr. Dixon, and a roll call vote, the Master Plan amendments as presented were approved.

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

REPORTS

Mr. Devoti reported that Mr. Kestner is currently having discussions with the County on the swapping of properties. There will be a meeting at the County on the 22nd and Mr. Offen, Borough Attorney, would be attending to get the process moving forward. The Board discussed what could be causing the County to hold up the land swap that was approved.

Mr. Kestner has a deadline of September 2017 to have this completed or he could lose his FEMA Grant and possibly his home.

Mr. Devoti also reported that the Amwell Road property with the trailer in the yard submitted a variance application and it was incomplete. Mr. Devoti explained that he reviewed it with them and explained what else was required. He advised them to talk to the Hillsborough Health Officer, Dr. Belnay, because they are looking to go to one floor living which would include two additional bedrooms and a bathroom on the first floor which could affect the septic system. A discussion ensued, it was discussed that the Code Official would be the determining factor in the amount of official bedrooms in the home. It is currently a 2 bedroom home, with the bedrooms being upstairs. The changes could make it a 4 bedroom, 2 bath home.

Mr. Emmich informed the Board that he and the Mayor attended a wastewater management planning workshop. The County is currently updating its sewer area maps which will include the Borough. The Planning Board will be in charge of validating that the County information is correct. Mr. Emmich continued to explain what the requirements would be from the Borough.

Mr. Van Dyke informed the Board that based on prior discussion with the County the Borough could be exempt. Mr. Emmich explained that the plan is a state requirement.

Mr. Emmich informed the Board that the Somerset County Economic Development review of the Borough has been done and that he and the Mayor would be meeting with them on March 13.

Mr. Emmich also informed that Board that there is a Central Jersey Transportation Forum and the Borough will become a member. Mr. Emmich explained the benefits and informed the Board that the Mayor is putting the Borough in as a voting member.

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Mr. Muller informed the Board that there is a case in Mercer County that could help to determine new affordable housing obligations for the towns. Mr. Muller continued to explain the Boroughs risks and obligations. A discussion ensued.

Mr. Devoti asked the Board what their thoughts were on the churches request to have a columbarium. The Board discussed how it would affect the residents closest to the area. The Board discussed how the church could possible grow. A discussion ensued. Mr. Emmich stated he would discuss it with the Mayor.

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 Piszkowski
Planning Board Secretary