

Official Minutes Approved May 9, 2017

Borough of Millstone

Planning Board

Regular Meeting

April 4, 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. DeGrezia, Board Attorney's representative	X	

OPEN TO THE PUBLIC

- There being no public comment, the meeting was opened and closed to the public

APPROVAL OF MEETING MINUTES

On a motion by Ms. Fung, seconded by Mr. Emmich and with an aye vote by all the March 7, 2017 meeting minutes were approved. Mr. Stashek and Ms. Ross abstained.

Official Minutes Approved May 9, 2017

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

Mr. Emmich reviewed with the Board Mr. Van Dykes invoice. Ms. Fung asked Mr. Van Dyke to clarify his bill regarding a charge for Van Cleef.

On a motion by Mr. Devoti, seconded by Mr. Kestner, 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, Kestner, Ross, Stashek
Nays:
Abstain:

VARIANCE APPLICATION

14 Amwell Road, Block 8.02, Lot 9, addition and relocation of bathroom.

Mr. Bowers recused himself from this portion of the meeting, because he lives within 200 feet of the application.

Mr. Devoti informed the Board that the application was noticed properly and that all of the fees and escrow had been paid.

Mr. Lorenze LaValva, homeowner, was sworn in by Mr. DeGrazia.

Mr. LaValva explained to the Board he would like for his aging parents to move to the house and was submitting an application for an addition on the home to make it more accessible.

Mr. DeGrazia asked Mr. LaValva for a description of what the the addition would comprise of.

Mr. LaValva submitted the following:

Exhibit A1 the drawing index, which is page 1 of the application package

Exhibit A2 the proposed floor plan. Mr. LaValva explained what the new floor plan would look like.

Mr. Lavalva explained that the lot size 100 x 312 and that the home is currently 40 x 30. The new addition will have side setbacks of 14 feet. The current front yard setback is 50 feet and the home was built in 1950. Mr. Van Dyke explained that the home was an existing non-conforming use according to the current ordinance.

Mr. Lavalva continued to explain that the addition would be on the back of the current home with a laundry room on the first floor and the master bedroom would be expanded, for one floor living.

Official Minutes Approved May 9, 2017

Mr. Van Dyke asked how close his current home was to the neighbor and about any proposed landscaping that would buffer the addition from the neighbors

Mr. Lalvalva submitted a site plan that showed proposed buffering and landscaping, which was marked as Exhibit A3

Mr. LaValva informed the Board that he discussed the buffering with the neighbors that they agreed that he would install a 6 foot fence. He explained to the Board where the fence would be installed along the property line and that the current chain link fence would be removed. Mr. LaValva explained that he would let the neighbors choose the fence and it would go along the property line to the back of the property. He does not propose any landscaping. Roofing material has not yet been decided, but he is leaning towards a standing seam roof. A discussion ensued on types of roofing. This home is not in the historic district. Ms. Ross asked about the septic field. There will be no additional bathrooms, so septic is not an issue.

Mr. Emmich asked Mr. Devoti if anything needed to be done about stormwater. Mr. Devoti stated that there would be gutters on both sides of the home. Mr. LaValva stated he would put in a swale so that the water drains away from the neighbors.. The Board and Mr. Lavalva continued to discuss the draining of the stormwater.

Mr. DeGrezia asked if a deck or a patio was going to be being installed. Mr. Van Dyke recommended that this be left to the discretion of the zoning officer as the project progressed

Mr. Emmich asked if any outside lighting would be installed Mr. LaValva said on the back door and Mr. DeGrezia explained that any outdoor lighting would have to be directed down/shielded away from the neighbors.

Mr. Van Dyke informed Mr. LaValva that the good side of the fence should face the neighbors. Mr. LaValava stated that he was aware of this.

Ms. Fung asked how close the addition would be to the garage. Mr. LaValva said it would be about 10 feet.

Mr. LaValva submitted pictures of the lot, property showing the existing fencing and structure. This was marked as Exhibit A4.

OPEN TO THE PUBLIC

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

Mr. DeGrazio swore in Mr, and Mrs. Biviano, 10 Amwell Road.

Mrs. Biviano explained to the Board that they had come to an agreement with Mr. LaValva regarding the fence and that they would be choosing the fence. And they would like a solid wood fence as the buffer.

Official Minutes Approved May 9, 2017

Mr. Biviano explained his home is on the proposed addition side of Mr. LaValva's property. The garage of his home is roughly 30 feet from the property line. The other side of the property is roughly 16 feet from the property line.

Mr. Biviano informed the Board the he and Mrs. Biviano were not opposed to the addition as long as they were in agreement with Mr. LaValva regarding the fence, drainage and lighting.

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

Mr. Van Dyke asked Mr. LaValva if he was going to be disturbing more than 5,000 square feet. Mr. LaValva explained that the new addition is less than 1,000 feet.

Mr. DeGrezia explained that this is a C1 hardship variance, because the age of the home pre-dates the ordinance. He also stated that the home is in the R1 zone and the proposed addition in in keeping with the current neighborhood style.

Mr. DeGrezia explained the conditions of the variance to the Mr. LaValva. Which are that the addition would be built in accordance with the plans and exhibits presented and the taxes and escrow would be kept current and that the 6 foot solid fence be installed along the entire property line between the neighbors would be wood material. Also, that any stormwater be drained away from the neighboring properties and any outdoor lighting installed would not shine into the neighbors lots.

Mr. Van Dyke stated that the stormwater ordinance this application does not have to meet the conditions of the Stormwater Ordinance # 2005-004.

On a motion by Mr. Kestner, seconded by Mr. Devoti, and with a roll call vote, the application as presented was approved by the Board.

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

REPORTS/OPEN TO BOARD

Dan Devoti, Zoning Officer

Mr. Devoti reported that Henry 1444 Main street put in an application for raising the home and he and Mr. Johnson would be rescuing themselves from any application approvals or Board discussion regarding this property and that Mr. Muller would be reviewing the application for compliance

Mr. Devoti also informed the Board that the property with the trailer tried to put in application and it was incomplete, and now the homeowner cannot complete the project. Mr. Devoti told the homeowner that he had one month from 4/2/17 to either submit an application or remove the trailer. A discussion ensued.

He further explained that Mr. Johnson has a TCO for his home and that 3 of the 5 projects were almost complete. Mr. Devoti stated that he received an email that a development coordinator was appointed so the land swap process should start moving forward. All projects need to be completed by June 11, 2018.

Official Minutes Approved May 9, 2017

Mr. Emmich, Board Chairman

Mr. Emmich asked Mr. Devoti if there were any updates from St Joseph's Church regarding the columbarium and Mr. Devoti explained he spoke with Mr. Realbuto to advise him of the potential process for approval. Ms. Ross informed the Board that she is a parishioner of St. Joseph's so she would recuse herself.

Mr. Emmich and Ray met with Somerset County regarding their area study which could include Millstone. There has been some delay because they were meeting with the surrounding towns and they had two consultants. He passed out a map to the Board members which showed the view of the Borough and how it could be connected to Manville and Hillsborough. The County envisions bike paths and sidewalks and they would like make Amwell Road safer for bikers and pedestrians. Mr. Emmich continued to explain what the County envisions to connect in a multimodal loop with the various towns. The County sees the Borough as being an asset to area because of its historic value as part of the Scenic Byway. The Board continued to discuss the proposed plan. The County will be sending an updated plan in the next few weeks based on this meeting.

Mr. Emmich also handed out a presentation and informed the Board that a 'complete street' ordinance should be considered for the Borough. A discussion ensued. Mr. Emmich explained what would be needed in the ordinance and that the Borough would be in a better position for grants and more pedestrian/bicycle friendly streets for it. He further explained the benefits for the Borough and that it could include traffic calming measures. Ms. Fung sated that she would like to pursue this, so did Ms. Ross.

On a motion by Mr. Devoti, seconded by Mr. Emmich, the meeting was closed to the public at 9:10 pm.

Submitted,

Denise Piskowski
Planning Board Secretary