DRAFT

Borough of Millstone

Planning Board
Regular Meeting
October 27, 2009

Chairman Dorschner called the meeting to order at 7:30 pm. There were four members of the public present.

Chairman Dorschner 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	Keith Dorschner
	Christine Fung	Carl Kestner
	Richard McDermott	Rebecca Newman
Also present:	Gerald J. Muller, Esq – Planning Board Attorney	
	Carter Van Dyke – Planning Consultant	
	Denise Piszkowski, Board Secretary	
Absent:	Carol Halm	Jessica Pyatt
	Don Roden	

There being no public comment the meeting was opened and closed to the Public.

APPROVAL OF MEETING MINUTES

On a motion by Mr. Dorschner, seconded by Mr. Devoti, the Board approved the July2009 meeting minutes. Ms. Fung and Ms. Newman abstained.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

The Board discussed the invoices submitted by the professionals.

On a motion by Mr. Dorschner, seconded by Ms. Fung the Board approved the August and September invoices submitted by Mr. Van Dyke and the August 2009 invoices submitted by Mr. Muller.

Mr. Van Dyke explained that the Mayor had asked him to research FEMA grants. Mr. Van Dyke explained what he was researching and what properties the grants would be for. A discussion ensued.

PUBLIC HEARING

Mr. Van Dyke explained to the Board that this was a Public Hearing to present the Visioning Process to the residents before being presented to the Office of Smart Growth.

Mr. Muller stated that the legal notice for this Public Hearing was published correctly.

Tom Banker Somerset County consultant and Tom Miller attorney for Somerset county presented information about the Rehabilitation/Redevelopment Plan in the borough.
Mr. Banker explained that he would be outlining various scenarios for the visioning plan for the Rzem property that is now owned by Somerset County. Mr. Banker then explained the conceptual framework and what could be done within the historical standards of the Borough.

Mr. Van Dyke explained that FEMA suggested that three separate applications be submitted:

- One for the relocation of the two residences on S. River Street
- One for the elevation of possible four residences on S. Main Street
- One for the purchase of the gas station

and informed the Board that they also expressed an interest in purchasing the gas station site. A public discussion ensued.

Mr. Muller explained that a conceptual agreement/plan would need to be agreed upon by the Borough before the next steps could be taken. The Board agreed that the conceptual plan s presented is a good one and that Mr. Banker should continue.

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

DISCUSSION

Ms. Newman expressed her frustration with the Mr. DellaPia, the Borough CFO, and volunteered to keep an accounting of the escrow accounts. She explained to the Board that she has asked Mr. DellaPia for an accounting of all escrow accounts and he has not been cooperative. She also informed the Board that Mr. DellaPia had resigned. A discussion ensued.

Mr. Kestner expressed his concern regarding the landscaping tenants on the JPP property on the corner of North River Street and Amwell Road. He informed the Board that there were up to 6 large vehicles on the property daily and also being parked across the street. The Board discussed that the site had been approve for only 2 vehicles.

The Board acknowledged Mr. Bob Jorgensen, Twin Oaks Landscaping, current tenant of the JPP property. Mr. Jorgensen informed the Board that he had received approval for 2 spaces for large trailers and the partner he had at the time of the approval was no longer his partner. He also explained that he was now the owner of an additional landscaping business. He is aware that he is not allowed to be using the space behind the building for parking, but his approval included the use of 4 spaces across the street on the garage property and 2 spaces in front of his business. Mr. Van Dyke informed Mr. Jorgensen that he would look at the site plan and email him the approved parking for the lot. Mr. Jorgensen thanked the Board and left.

REPORTS

Dan Devoti, Zoning Officer

- The Blackshear property is currently in Tax Sale, but the Mayor still wanted him to pursue the violations.
- The Babiak property was being sold to the Van Cleef's and he was waiting for the closing before pursuing the violations on the property.

- The Buczek property at 1413 Main Street currently has 3 buildings on it and one of them is being rented. This property has not been approved for rental units. He will inform them that they are required to apply for a non-conforming use variance. A discussion ensued.

On a motion by Mr. Dorschner, seconded Mr. McDermott, the Board went into Executive Session.

At 10:22 pm the Board agreed to close the Executive session and adjourn the meeting

Submitted,
Denise Piszkowski
Planning Board Secretary