

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING AGENDA
December 7 2021
7:30 p.m. (EDT)**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting will be conducted via the Zoom Meeting program and all are invited to participate.

The meeting will begin at 7:30 pm

Join the meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/9734499136>

Meeting ID: 973 449 9136

or dial in via your phone. +1-929-205-6099

Meeting ID: 973 449 9136

CALL TO ORDER

SUNSHINE LAW

"The 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 proceed to the next item on the agenda."

ROLL CALL

OPEN TO THE PUBLIC

- Public comment on items not scheduled on the agenda.

APPROVAL OF MINUTES

- January 12, 2021 (ineligible to vote: Galli)
- February 2, 2021 (ineligible to vote: Dixon, Galli)
- March 2, 2021 (ineligible to vote: Dixon, Galli, Heck)
- May 4, 2021 (ineligible to vote: Bowers, Dixon, Galli)
- July 6, 2021 (ineligible to vote: Bowers, Heck)
- August 3, 2021 (ineligible to vote: Bowers, Dixon, Fung, Tarantino)
- September 7, 2021 (ineligible to vote: Bowers, Dixon, Feger, Tarantino)
- October 5, 2021 (ineligible to vote: Bowers, Dixon, Heck, Tarantino)
- November 9, 2021 (ineligible to vote: Bowers, Dixon, Tarantino)

APPROVAL OF INVOICES

- Carter Van Dyke, Board Planner
 - July 2021 Inv. 18864 Plan Endorsement \$289.00
- Jerry Muller, Board Attorney
 - October 2021 Inv. 14442 Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger ESCROW \$358.75
- Jerry Muller, Board Attorney
 - October 2021 Inv. Planning Services \$84.00

VARIANCE APPLICATION

- Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger Pending verification of proper noticing

OPEN TO THE PUBLIC

- Public questions and comments on previous discussion

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

Board members on any Board matters

OPEN TO THE PUBLIC

- Public questions and comments on previous discussion

MEETING ADJOURNED

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Borough of Millstone Reorganization Meeting of the Planning Board January 12, 2021

Ms. Piskowski, called the meeting to order at 7:38 pm. There were two members of the public present.

Ms. Piskowski, 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers	X	
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon	X	
Jan Feger	X	
Christine Fung	X	
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	
Jerry Muller, Board Attorney	X	
Carter Van Dyke, Board Planner	X	

Ms. Piskowski called for nominations for Board Chair.

On a motion by Mr. Devoti, seconded by Mr. Tarantino, and with a roll call vote, Mr. Denne was appointed as Chairperson for 2021.

Roll Call:	Ayes:	Bowers, Devoti, Dixon, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

Mr. Denne called for nominations for Board Vice-Chair.

On a motion by Mr. Bowers, seconded by Mr. Devoti, and with a roll call vote, Ms. Fung was appointed as Vice-Chairperson for 2021.

Roll Call:	Ayes:	Bowers, Devoti, Denne, Dixon, Feger, Tarantino
	Nays:	
	Abstain:	

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Mr. Denne called for nominations for Board Secretary

On a motion by Mr. Bowers, seconded by Mr. Tarantino, and with a roll call vote, Mr. Dixon was appointed as Board Secretary for 2021.

Roll Call:	Ayes:	Bowers, Devoti, Denne, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

ADOPTED 2021 MEETING SCHEDULE:

On a motion by Ms. Fung, seconded by Mr. Tarantino, and with a roll call vote, Mr. Dixon was appointed as Board Secretary for 2021.

February 2nd

March 2nd

April 6th

May 4th

June 8th (2nd Tuesday)

July 6th

August 3rd

September 7th

October 5th

November 9th (2nd Tuesday)

December 7th

Roll Call:	Ayes:	Bowers, Devoti, Denne, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

RESOLUTIONS

Resolutions PB-2021-01 and PB-2021-02 awarding professionals service contracts for Board Attorney and Board Planner were reviewed and discussed by the Board.

On a motion by Ms. Fung, seconded by Mr. Tarantino, and with a roll call vote, the Board adopted Resolution PB-2021-01 awarding a professional service contract, for planning services only, to Mr. Van Dyke in an amount not to exceed \$10,000.

Roll Call:	Ayes:	Bowers, Devoti, Denne, Dixon, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

On a motion by Ms. Fung, seconded by Mr. Tarantino, and with a roll call vote, the Board adopted Resolution PB-2021-02 awarding a professional service contract to Mr. Muller in an amount not to exceed \$10,000.

Roll Call:	Ayes:	Bowers, Devoti, Denne, Dixon, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

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APPROVAL OF INVOICES

The Board discussed the invoices submitted by Mr. Muller.

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

- December 2020 Inv. 14134 General Board Services \$ 922.50

Roll Call:	Ayes:	Bowers, Devoti, Denne, Dixon, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

The Board discussed the invoices submitted by Mr. Van Dyke.

On a motion by Mr. Devoti, seconded by Ms. Fung, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.

- December 2020 Inv. 18676 General Board Services \$ 874.50

Roll Call:	Ayes:	Bowers, Devoti, Dene, Dixon, Feger, Fung, Tarantino
	Nays:	
	Abstain:	

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:32pm.

Denise Piskowski

DRAFT

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING AGENDA
February 2, 2021
7:30 p.m. (EDT)**

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Mr. Denne called the meeting to order at 7:34 pm. There was one member of the public present.

Mr. Denne 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers	X	
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Ray Heck	X	
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

On a motion by Ms. Fund, seconded by Mr. Tarantino, the Board opened the meeting to the public.

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Ms. Rebecca Newman, 254 Maple Terrace, asked the Board if the property at the bottom of the hill by the bank is still designated as being in the area of redevelopment, The Board confirmed that it is. Ms. Newman informed the Board that the bank is being used as a storage yard for trucks and other construction equipment. Ms. Newman also stated that there are a number of residential properties in the Borough that are operating businesses.

The Board informed Ms. Newman that these issues should be reported to the Borough Marshall or Zoning Officer. Mayor Heck stated he had spoken with the property owner of the bank and was told that this was a temporary situation and he would contact them again. A lengthy discussion ensued. Ms. Newman thanked the Board for their hard work.

The Board discussed the issue of home businesses and that a notification should be sent to the residents explaining the requirements to have a home-based business.

DISCUSSION ITEMS

Mr. Denne:

- informed the Board that the Borough Clerk would be sending the requirements for the Board members to file their annual financial report.
- the Plan Endorsement map had been redrawn to include Block 2 lot 26

OPEN TO THE PUBLIC

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

OPEN TO BOARD MEMBERS

Mr. Tarantino:

- Informed the Board that 1424 Main Street, had installed another mailbox. Which would make this a 3 family home and. it is supposed to be a 2-family. A discussion ensued.

A lengthy discussion ensued, and Mr. Devoti was asked to investigate the properties discussed.

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

With an aye vote by all, the Board adjourned the meeting at 8:20 pm.

Denise Piskowski

DRAFT

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING AGENDA
March 2, 2021
7:30 p.m. (EDT)**

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Meeting ID: 973 449 9136

Mr. Denne called the meeting to order at 7:32 pm. There were no members of the public present.

Mr. Denne s. Piskowski, 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers	X	
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Robert Galli	X	
Ray Heck		X
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

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

Ms. Newman stated that the bottom of the hill by the bank is still designated as being in the area of redevelopment, Ms. Fung confirmed. She asked why the bank is being used as a storage yard for trucks and other

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construction equipment. Ms. Newman also stated that there are a number of other businesses being run out of residential properties. Ms. Newman continued to express her dismay at the fact that businesses are being run out of residential properties. Ms. Fung stated that these issues would be handled by either the Borough Marshall or Zoning Officer. Mayor Heck stated he had spoken with the property owner and was told that this was a temporary situation and he would take care of it first thing in the morning. Ms. Newman also stated that if this was to continue they should apply for a use variance and was informed that they had not. A lengthy discussion ensued. Ms. Newman also thanked the Board for their hard work.

The Board discusses the duties of the Zoning Officer. Mayor Heck stated he would talk to Mr. Devoti to resolve these issues.

A discussion ensued on what the 'bank' property was being used for and if it was a permitted use.

Ms. Fung also stated that there were many home businesses and that she would like to have more of a control and to inform the residents of the process and get approval for their specific business. It was also discussed that there should be more direction as to whom these issues should be directed to

DISCUSSION ITEMS

Annual Financial Disclosure filing requirements

Mr. Denne informed the Board that the Borough Clerk would be sending them the information for the annual reporting requirements.

Update on Plan Endorsement

Mr. Denne informed the Board that Block 2 lot 26 had not been previously included in the plan and the map has been redrawn to include this property.

OPEN TO THE PUBLIC

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

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

Mr. Tarantino asked if 1424 main street, 3 family, it is supposed to be a 2-family. They put up another mailbox and was asking if there was an.

Mr. Devoti joined the meeting at 8:16 and the Board updated him on the properties that have commercial equipment being stored on them. A discussion ensued and Mr. Devoti stated he would investigate all of these properties for violations. A lengthy discussion ensued which included

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:25 pm.

Denise Piskowski

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**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
May 4, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

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Meeting ID: 973 449 9136

Mr. Denne called the meeting to order at 7:35 pm. There was one member of the public present.

Mr. Denne s. Piskowski, 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Robert Galli		X
Ray Heck	X	
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board opened the meeting to the public.

Ms. Rachel Vandevusse, for the Rezem Family Trust property located at 1398 Main Street, addressed the Board and stated that she was representing the Rzem family trust, property Block 7 Lot 2. Ms. Vandevusse is asking the

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Board for guidance on development options. The property is currently in village center traditional. Mr. Devoti informed Ms. Vandevusse that because there are no sewers the property could not be developed. He also informed her that the Borough had just been added as a sewer service area, but it would be a few years before sewers were available in the Borough.

Ms. Vandevusse asked the Board about a memo from Mr. Barry Ablemen that stated that this property was in the Boroughs development area which is incorrect. The Board asked he to email her questions to the Board so they could review them with the Board professionals.

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board closed the meeting to the public.

APPROVAL OF INVOICES

The Board discussed the invoices submitted by Mr. Muller.

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

March 2021 Inv. 14231 General Board Services \$ 21.00

Roll Call: Ayes: Denne, Devoti, Feger, Fung, Heck, Tarantino
Nays:
Abstain:

Board discussed the invoices submitted by Mr. Van Dyke.

On a motion by Mr. Denne, seconded by Mr. Tarantino, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.

March 2021 Inv. 18729 General Board Services \$ 1,173.00

Roll Call: Ayes: Denne, Devoti, Feger, Fung, Heck, Tarantino
Nays:
Abstain:

DISCUSSION ITEMS

Plan Endorsement Update

Mr. Denne informed the Board that the plan endorsement has been adopted by the State DEP so the Borough could move forward with the sewer plan.

DEP had one exception, which is the sport shop, because it is in the flood plan, and they don't want it included. It was explained to DEP why the borough wanted it included and voted against this only.

Mr. Tarantino asked if the Health Dept might give an extension to residents that need to replace their septic systems until the sewer system was in place and asked that someone contact Health Dept. He had been contacted by 3 residents along river road

Mayor Heck informed the Board that Council would plan a Town Hall meeting to explain the process and estimated costs to the residents when the sewer installation was closer to be started. He also informed the Board that is a Council issue, and that Council would work with the Board of Health to keep the residents informed.

OPEN TO THE PUBLIC

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

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REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

Mr. Devoti:

- the court date for the sport shop, 7 Ally Way was being rescheduled. The property has been sold.
- a summons issued to block 5 lot 1, 97 Amwell Road, for the debris in the yard. The owner informed him that they were waiting for cleanup week. A discussion ensued
- a notice was sent to Amwell Properties, owners of the gas station for them to submit a site plan.

Ms. Fung:

Informed the Board that the bank property was still being used to store commercial equipment. Mr. Devoti stated he would contact the Borough Marshall.

There was a discussion on bon fires and yard fireplaces and on the animal and livestock ordinance. Mayor Heck stated that Council would look into these issues and take the appropriate action.

Mr. Tarantino:

Informed the Board that he had reviewed some of the land use ordinances and he was working with Mr. Van Dyke. However, due to OVID it was not pursued. He expressed that some of the ordinances were outdated.

A discussion ensued on the inconsistencies in the Land Use Ordinances

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:40 pm.

Denise Piskowski

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**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
July 7, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

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Mr. Denne called the meeting to order at 7:30 pm. There were no members of the public present.

Mr. Denne s. Piskowski, read the following statement:

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Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon	X	
Jan Feger	X	
Christine Fung	X	
Ray Heck		X
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	
Mr. Van Dyke, Board Planner	X	

OPEN TO THE PUBLIC

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

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APPROVAL OF INVOICES

Board discussed the invoices submitted by Mr. Van Dyke.

On a motion by Ms. Fung, seconded by Mr. Feger, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.

- | | |
|--|-----------|
| • April 2021 Inv. 18761 General Board Services | \$ 85.00 |
| • April 2021 Inv. 18762 Plan Endorsement | \$ 510.00 |
| • May 2021 Inv. 18792 General Board Services /Plan Endorsement | \$ 918.00 |

Roll Call: Ayes: Dene, Devoti, Dixon, Feger, Fung, Galli, Tarantino
Nays:
Abstain:

DISCUSSION ITEMS

Ms. Fung informed the Board that she had attended a meeting with Mr. Van Dyke, Mr. Lane and Mr. Ablemen which included members of NJIT which supports and helps municipalities submit for grants from Brownfield studies. She also told the Board that Mr. Van Dyke has been working with Mr. Lane and Mr. Ablemen to develop a draft management action plan for the Borough. A discussion ensued about the development of the Van Cleef property and the Rzem property.

Mr. Van Dyke reviewed the redevelopment plan and possible options for the Van Cleef & County properties with the Board. A lengthy discussion ensued. Mr. Heck stated that this was a Council matter and that he would set up a meeting with Mr. Van Dyke and Mr. Bonin.

There was a discussion of how many ‘farm’ animals are allowed in the R1 zone because a resident has 6 goats. The Mayor informed the Board that this was a Council matter and he would add this as a discussion item for the next Council meeting.

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:05 PM.

Denise Piskowski

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MILLSTONE BOROUGH PLANNING BOARD REGULAR MEETING MINUTES August 3, 2021

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

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Mr. Denne called the meeting to order at 7:30 pm. There were no members of the public present.

Mr. Denne . Piskowski, read the following statement:

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Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung		X
Robert Galli	X	
Ray Heck	X	
Lawrence Tarantino		X
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board opened the meeting to the public.

Ms. Liz Hoeger, 239 Ann Street, asked the Board if there was a farm animal ordinance, specifically goats. Mr. Galli explained that this would be a Council matter. A discussion ensued about the environmental impact of having goats on properties with wells. The Mayor stated that the Health Officer had informed him that this was not considered a health issue.

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On a motion by Mr. Devoti, seconded by Mr. Denne, the Board closed the meeting to the public.

APPROVAL OF INVOICES

Board discussed the invoices submitted by Mr. Van Dyke, Board Planner. Mr. Denne informed the Board that he had contacted Mr. Van Dyke about invoice 18862 as this work was not authorized by the Board. Mr. Van Dyke agreed to withdraw this invoice for payment. The following invoice submitted will not be paid.

- May 2021 Inv. 18862 General Board Services /Plan Endorsement \$ 476.00

Mr. Galli asked that the professionals add more detail on their invoices. Mr. Denne stated he would contact them.

On a motion by Mr. Devoti, seconded by Mr. Denne, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.

- June 2021 Inv. 18859 General Board Services /Plan Endorsement \$ 459.00
- June 2021 Inv. 18860 Redevelopment Plan \$ 561.00

Roll Call: Ayes: Denne, Devoti, Feger, Galli, Heck
Nays:
Abstain:

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

The Mayor informed the Board that he had attended a meeting with the County regarding the properties they owned in the Borough regarding possible contaminates or hazards. He told them that the Borough would have no responsibilities and they agreed.

Mayor explained some of the financing of the Borough for sewers and informed the Board that the Borough would not need to obtain any loans but might have to bond. The County would help the Borough with bonding if needed for the sewers. This would also increase the Borough's credit rating. The Mayor further explained that he was exploring infrastructure funding from the federal government. He also explained that he had contacted the County about blue acres funding for moving two homes on that are on the river to higher ground. Waiting for more feedback.

Mr. Devoti again, commented that blue acres funding would be very helpful, but there would need to be an equal swap of the properties.

Mr. Devoti informed the Board that there was a property on the west side of town that had junk and tires stored on the property as well as vegetative debris. The Mayor stated he would contact the homeowner to see if they would let the Borough use the vegetative debris to mulch Borough properties.

Dan Devoti asked if the September meeting would be in person. A discussion ensued. The Mayor explained that the current virtual meeting executive order had expired and that Council was going to work on an ordinance that would allow some Board members to be virtual and some to be in person at Borough Hall. A discussion ensued.

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:19 pm.

Denise Piskowski

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**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
September 9, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

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Mr. Denne called the meeting to order at 7:30 pm. There were no members of the public present.

Mr. Denne . Piskowski, read the following statement:

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Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger		X
Christine Fung	X	
Robert Galli	X	
Ray Heck	X	
Lawrence Tarantino		X
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board opened the meeting to the public.

Ms. Liz Hoeger, 239 Ann Street, asked the Board if there was a farm animal ordinance, specifically goats. Mr. Galli explained that this would be a Council matter. She then stated that she had read the

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current ordinance and it stated a 2 acre minimum lot. Mayor Heck informed Ms. Hoeger that Council was currently reviewing this ordinance. Also, the Health Officer had informed him that this was not considered a health issue.

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board closed the meeting to the public.

OPEN TO THE BOARD

Mr. Devoti informed the Board that he and the Mayor had discussed the possibility of FEMA grants to raise 4 home in the Borough and that the Mayor is also going to obtain information on 'blue acres' grants. A discussion ensued on FEMA funding, the FEMA process. The Mayor informed the Board that this would be a Council matter, unless variances or site plans were required.

Ms. Fung, informed the Board that she had received an email from Mr. Van Dyke that he had attended a meeting with the Mayor regarding sewers and the redevelopment plan for the Borough. The Mayor explained that this is a Council matter and explained the process.

Mr. Galli asked the Board if they had read the Van Cleef Impact Report. Mr. Denne stated he would resend the Report. The Mayor explained that this was a preliminary plan and was for information only and was subject to change.

OPEN TO THE PUBLIC

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board opened the meeting to the public.

Mr. Larry Hoeger, 239 Ann Street, asked if Ally Way was a private road. The Mayor informed him that is was a Borough road.

On a motion by Mr. Devoti, seconded by Mr. Denne, the Board closed the meeting to the public.

The Board discussed that the new owners of 39 Amwell Road plan on converting the home to a 1 family home.

The Board also discussed the 3-family home located at 2 Main Street. There is a sign on the front door from DCA stating that this is a legal 3-family home.

On a motion by Mr. Devoti, seconded by Mr. Denne, and with an aye vote by all the Board adjourned the meeting at 8:13 pm.

Denise Piskowski

DRAFT

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
October 5, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

The meeting will begin at 7:30 pm

Join the meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/9734499136>

Meeting ID: 973 449 9136

or dial in via your phone. +1-929-205-6099

Meeting ID: 973 449 9136

Mr. Denne called the meeting to order at 7:35 pm. There were no members of the public present.

Mr. Denne . Piskowski, 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Robert Galli	X	
Ray Heck		X
Lawrence Tarantino		X
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

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

DRAFT

APPROVAL OF INVOICES

Board discussed the invoices submitted by Mr. Muller, Board Attorney.

On a motion by Mr. Devoti, seconded by Mr. Denne, and with a roll call vote, the following invoices submitted by Mr. Muller were approved.

- March 2021 Inv. 14387 General Board Services \$ 483.00
- August 2021 Inv. 18859 General Board Services \$ 42.00

Roll Call: Ayes: Denne, Devoti, Feger, Galli, Fung
Nays:
Abstain:

DISCUSSION ITEMS

The Board discussed that 7 Ally Way was demolished. Mr. Devoti informed the Board that he would look into it.

Mr. Devoti informed the Board that Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger, might have a variance application for an addition. Mr. Devoti also informed the Board that the ordinance for the R1 zone needed to be clarified because it is not consistent with the other residential zone ordinance. Mr. Devoti read the ordinances to the Board to show the discrepancy of the set backs side yards between these two sections. A discussion ensued

Dan has had questions on the alternate uses of the sport shop. It was discussed that this building is commercial use downstairs and apartment/office upstairs and cannot be changed

Mr. Galli, Councilmen,

- informed the Board that the had talked to Rutgers about laws regarding goats on residential properties and they did not have any information that would prohibit this. This is something Council would need to determine.
- asked Mr. Denne to resend the Van Cleef Financial Impact Statement to the Board.
- Council issued awarded contract to Mott MacDonald to do a sewer feasibility study. A discussion ensued.

Ms. Fung asked Mr. Galli about the status of the plan endorsement and asked when Council would make a decision. A discussion ensued.

OPEN TO THE PUBLIC

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

On a motion by Mr. Devoti, seconded by Mr. Denne, and with an aye vote by all the Board adjourned the regular portion of the meeting at 7:55 pm.

Recording Secretary,
Denise Piskowski

DRAFT

**MILLSTONE BOROUGH
PLANNING BOARD
EXECUTIVE SESSION MEETING MINUTES
October 5, 2021**

At 7:55 pm, on a motion by Mr. Denne, seconded by Mr. Devoti, and with an aye vote by all the Board opened the Executive session the regular portion of the meeting at 7:55 pm.

The Board discussed the professional services contracts for 2022 whether to keep the current professionals or solicit for RFPs. A discussion ensued on the pros and cons of keeping the current professionals. The consensus is to continue with the current professionals.

The Board will ask the Borough's Qualified Purchasing Agent to contact the current professionals to obtain quotes for 2022 services

On a motion by Mr. Devoti, seconded by Mr. Denne, and with an aye vote by all the Board adjourned the executive portion of the meeting at 8:10 pm.

Denise Piskowski

DRAFT

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
November 9, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

The meeting will begin at 7:30 pm

Join the meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/9734499136>

Meeting ID: 973 449 9136

or dial in via your phone. +1-929-205-6099

Meeting ID: 973 449 9136

Mr. Denne called the meeting to order at 7:32 pm. There were no members of the public present.

Mr. Denne . Piskowski, 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Robert Galli	X	
Ray Heck	X	
Lawrence Tarantino		X
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piskowski, Board Secretary	X	

OPEN TO THE PUBLIC

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

DRAFT

APPROVAL OF INVOICES

Board discussed the invoices submitted by Mr. Muller, Board Attorney.

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

- September 2021 Inv. 14393 General Board Services - Escrow \$ 63.00

Roll Call: Ayes: Denne, Devoti, Feger, Galli, Fung Heck
Nays:
Abstain:

Board discussed the invoices submitted by Mr. Van Dyke, Board Planner.

On a motion by Mr. Galli, seconded by Ms. Fung, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.

- September 2021 Inv. 18921 General Board Services \$ 374.00

Roll Call: Ayes: Denne, Devoti, Feger, Galli, Fung Heck
Nays:
Abstain:

VARIANCE

Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger

Mr. Denne explained to the Board that this application could not be heard because the applicant did not notice surrounding property owners properly.

Mr. Devoti stated he would work with the applicant to ensure that they notice properly for the next meeting.

Mr. Denne and Mr. Devoti discussed with the Board that the Ordinance for the R1 Zone, which this property is in, is inconsistent with the other residential zones in the Borough and it should be amended. Mr. Devoti stated he would review the other residential zones and make a recommendation to the Board on what should be changed.

OPEN TO THE PUBLIC

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

OPEN TO THE BOARD MEMBERS

Ms. Fung asked Mayor Heck grants for programs like plan endorsement that are offered by the County. Mayor Heck explained that the Board would need to get the grant application requirements and provide a proposal from the Board Planner, Mr. Van Dyke, to prepare the grant application. The Board should then request that their budget for 2022 included these items. A discussion ensued.

Ms. Fung also asked the Mayor about payments in lieu of taxes. Mr. Heck explained.

OPEN TO THE PUBLIC

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

With an aye vote by all, the Board adjourned the meeting at 8:02 pm.

Denise Piskowski

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Clerk properly signed and certified on this form 7 days prior to the regular meeting day.

BOROUGH OF MILLSTONE
1353 MAIN STREET
MILLSTONE, NJ 08844

Borough PO Number: _____

Vendor Name: Carter van Dyke Associates, Inc.

Address: 40 Garden Alley

City, State, Zip: Doylestown, PA 18901

FOR PROMPT PAYMENT – BE SURE TO RETURN WITH CLAIMANT’S CERTIFICATION SIGNED TO:
FINANCE OFFICER, BOROUGH OF MILLSTONE, 1353 MAIN STREET, MILLSTONE, NJ 08844

Date of Delivery or Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
7/04/21-7/31/21	Month of Service: July 2021 <u>Invoice #'s</u> <u>Description of Services</u> 18864 Plan Endorsement / Planning Services	289.00	\$289.00
TOTAL:			\$289.00

CLAIMANT’S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return for Payment:

X

8/04/21

(date)

President

(official position)

Borough Approval:

(date)

Q.P.A.

(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X

(Signature)

Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

PAYMENT AUTHORIZED
This claim was approved for payment at the
meeting of the Borough Council held on:

_____, 20____

Certification of Availability of Funds:

PAYMENT RECORD

Date: _____ Check No: _____

(Finance Officer)

(Date)



Carter van Dyke Associates

40 Garden Alley
Doylestown, Pennsylvania
18901-4325

Voice 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

August 4, 2021

Project No: 03351.15

Invoice No: 0018864

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.15 Plan Endorsement/Planning Services **July 2021**

Professional Services from July 4, 2021 to July 31, 2021

Professional Personnel

		Hours	Rate	Amount	
Principal					
van Dyke, Carter	7/6/2021	.20	170.00	34.00	
Coordination with County and State					
van Dyke, Carter	7/6/2021	1.30	170.00	221.00	
Planning Board meeting re: Plan Endorsement via Zoom					
van Dyke, Carter	7/8/2021	.20	170.00	34.00	
Follow up re: Plan Endorsement					
Totals		1.70		289.00	
Total Labor					289.00
			Total this Invoice		\$289.00

Terms: Net 15 Days



Millstone Borough

1353 Main Street
Millstone Borough, New Jersey 08844

Mayor Raymond S. Heck

Main number: 908-281-6893
Fax: 908-281-6504

Mayors line: 908-359-5783
Emergency: 911

PAYMENT VOUCHER

Borough Number: _____

Vendor Name: Law Offices of Gerald Muller, P.C.

Address: 707 State Road, Suite 212

City, State, Zip: Princeton, NJ 08540

FOR PROMPT PAYMENT – BE SURE TO RETURN THIS VOUCHER SIGNED WHERE INDICATED WITH AN INVOICE TO THE BOROUGH PLANNING BOARD AT THE ABOVE ADDRESS.

Date of Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
	Month of Service: <u>October 2021</u> <u>Invoice #'s</u> <u>Description of Services</u> 14442 see attached bill Re: Weisenberger ESCROW Block 8.04, Lot 1, 2 Van Doren Drive Weisenberger		\$358.75
	TOTAL:		\$358.75

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return with and Invoice to Receive Payment:

X Gerald J. Muller

Gerald J Muller, Planning
Board Attorney
(date)

11/22/2021

(official position)

Borough Authorization:

Raymond S. Heck Q.P.A.
(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X _____
(Signature) Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

PAYMENT AUTHORIZED
This claim was approved for payment at the
meeting of the Borough Council held on:

_____, 20____

Certification of Availability of Funds:

PAYMENT RECORD

Date: _____ Check No: _____

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Finance Officer properly signed and certified to on this form 7 days prior to the regular meeting day.

Law Offices of Gerald Muller, P.C.
707 State Road, Suite 212
Princeton, NJ 08540
(609) 257-2424

Millstone Borough
1353 Main Street
Millstone, NJ 08844

November 22, 2021

In Reference To: Weisenberger
Invoice #14442

ESCROW
Block 8.04, Lot 1, 2 Van Doren Drive
Weisenberger

Professional Services **October 2021**

			<u>Hours</u>	<u>Amount</u>
10/20/2021	GJM	Emails from and to Devoti re form notice; reviewing notice	0.50	105.00
10/25/2021	GJM	Emails from and to Devoti and reviewing Weisenberger email re variance notice	0.25	52.50
10/26/2021	GJM	Voice mail from and telephone conversation with Devoti; redrafting email to Devoti; meeting with Baillie re application	0.75	157.50
	MB	Office conference with G. Muller re hearing.	0.25	43.75
		For professional services rendered	<u>1.75</u>	<u>\$358.75</u>
		Balance due		<u><u>\$358.75</u></u>

Please make check payable to: Law Offices of Gerald Muller



Millstone Borough

1353 Main Street
Millstone Borough, New Jersey 08844

Mayor Raymond S. Heck

Main number: 908-281-6893
Fax: 908-281-6504

Mayors line: 908-359-5783
Emergency: 911

PAYMENT VOUCHER

Borough Number: _____

Vendor Name: Law Offices of Gerald Muller, P.C.

Address: 707 State Road, Suite 212

City, State, Zip: Princeton, NJ 08540

FOR PROMPT PAYMENT – BE SURE TO RETURN THIS VOUCHER SIGNED WHERE INDICATED WITH AN INVOICE TO THE BOROUGH PLANNING BOARD AT THE ABOVE ADDRESS.

Date of Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
	Month of Service: <u>October 2021</u> Invoice #'s <u>14441</u> Description of Services <u>see attached bill</u>		\$84.00
TOTAL:			\$84.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return with and Invoice to Receive Payment:

X

Gerald J. Muller

Gerald J Muller, Planning

Board Attorney

(date)

11/22/2021

(official position)

Borough Authorization:

Alfred Kashi

Q.P.A.

(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X

(Signature)

Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

Certification of Availability of Funds:

PAYMENT AUTHORIZED

This claim was approved for payment at the
meeting of the Borough Council held on:

, 20

PAYMENT RECORD

Date:

Check No:

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Finance Officer properly signed and certified to on this form 7 days prior to the regular meeting day.

Law Offices of Gerald Muller, P.C.
707 State Road, Suite 212
Princeton, NJ 08540
(609) 257-2424

Millstone Borough
1353 Main Street
Millstone, NJ 08844

November 22, 2021

In Reference To: general planning board services **October 2021**
Invoice #14441

Professional Services

	<u>Hours</u>	<u>Amount</u>
10/4/2021 GJM Reviewing material	0.10	21.00
10/18/2021 GJM Telephone conversation with and email to Devoti re notice	0.30	63.00
	<u>0.40</u>	<u>\$84.00</u>
For professional services rendered		
Previous balance		\$588.00
Total payments		(\$588.00)
Balance due		<u><u>\$84.00</u></u>

Please make check payable to: Law Offices of Gerald Muller

Carter Van Dyke Invoices

2021

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>	
Planning Services	867.00	85.00		85.00				none	374.00				1,411.00	
Plan Endorsement			1,173.00	510.00	918.00	459.00	289.00						3,349.00	
Redevelopment Plan						561.00							561.00	
													TOTAL	1,411.00

date received	2/15/2021		4/8/2021	5/20/2021	6/11/2021		08/10/21					
Pmt Authorized Meeting Date	3/2/2021	4/6/2021	5/4/2021			07/06/21	12/07/21		11/09/21			

Jerry Muller Invoices

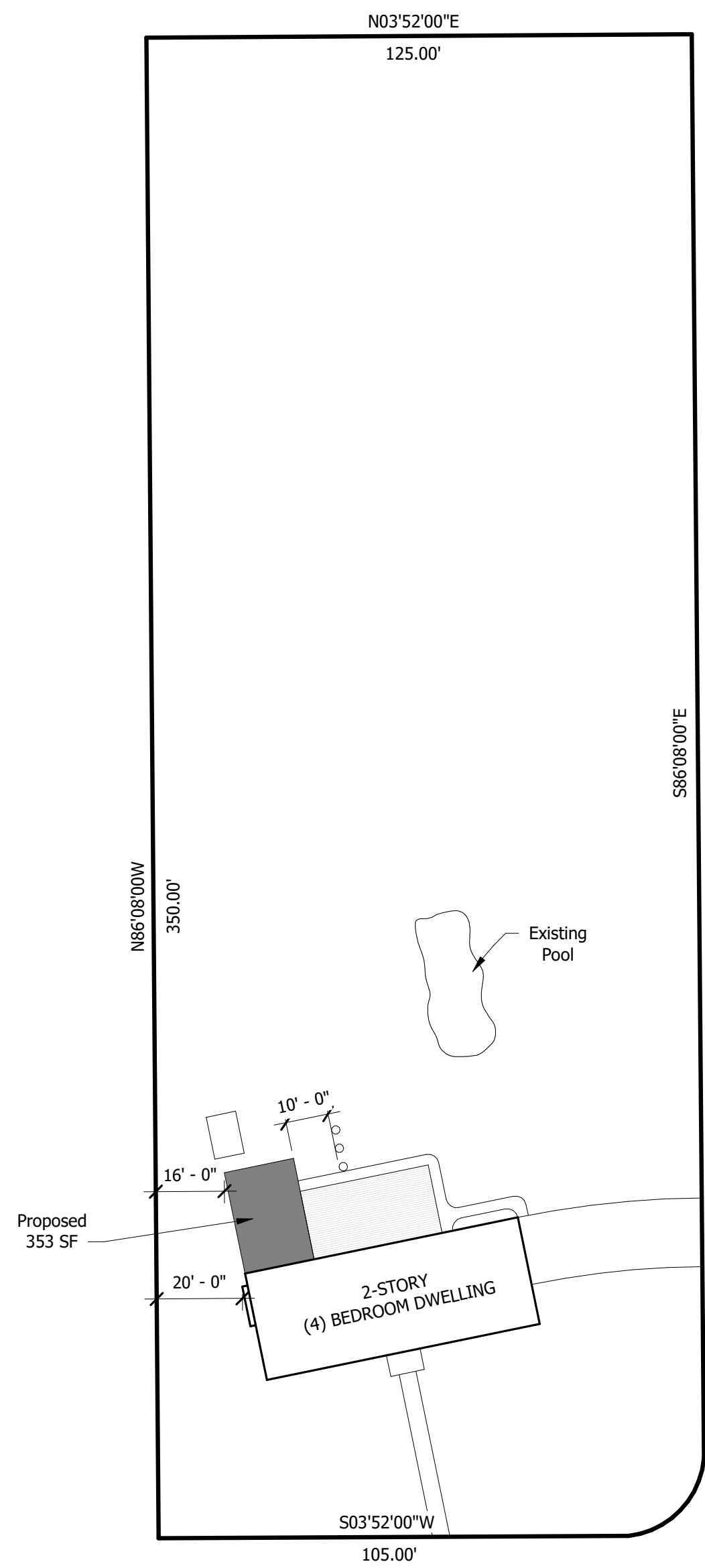
2021

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Planning Services	903.00	20.50	21.00	483.00	None	None	None	42.00	Escrow	84.00			1,553.50
					per	per	per		Only				0.00
					email	email	email						0.00
TOTAL													1,553.50

ESCROW

Escrow - 2 Van Doren Drive									63.00	358.75			421.75
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date received			04/12/21										
Pmt Authorized Meeting Date	03/02/21	04/06/21	05/04/21	10/05/21				10/05/21	11/09/21	12/07/21			



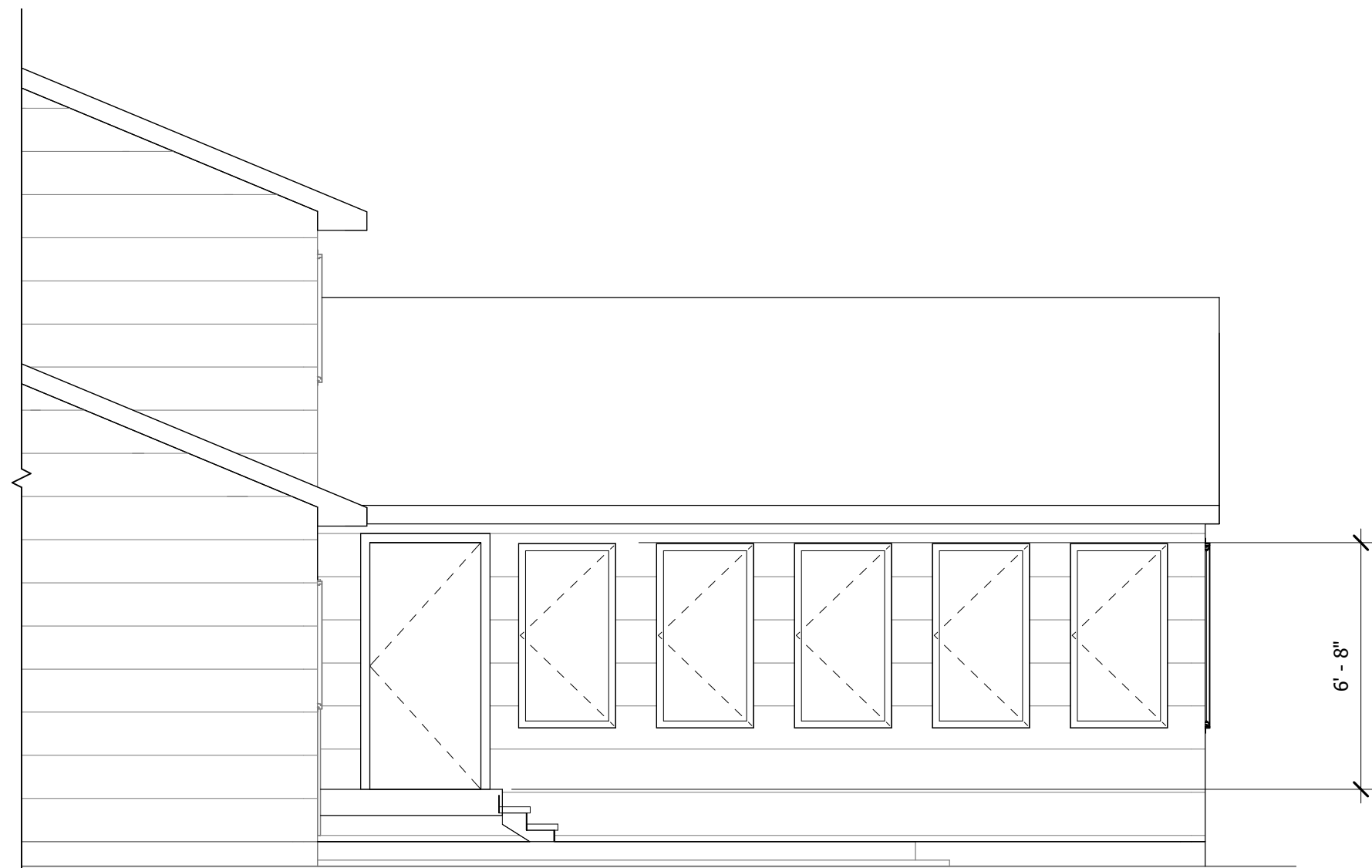
VAN DOREN DRIVE

YORKTOWN ROAD

THIS SITE PLAN IS FOR GRAPHIC REPRESENTATION ONLY. THE INFORMATION WAS TAKEN FROM THE DRAWING PROVIDED BY THE OWNER. FORTUNATO ARCHITECTURE OFFERS NO WARRANTY AS TO ITS ACCURACY.

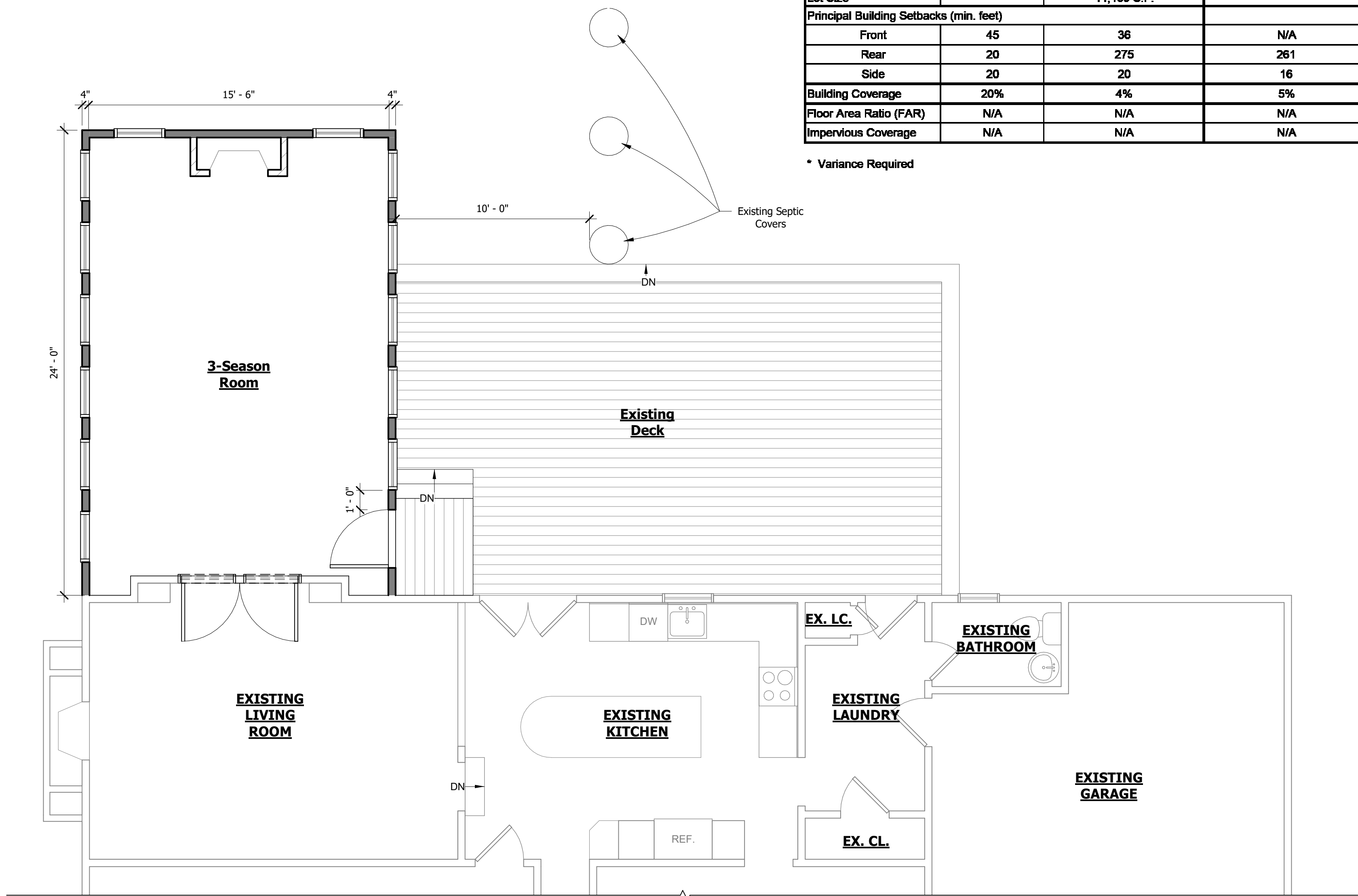
SITE SURVEY

1" = 30'-0"



SIDE ELEVATION

1/4" = 1'-0"



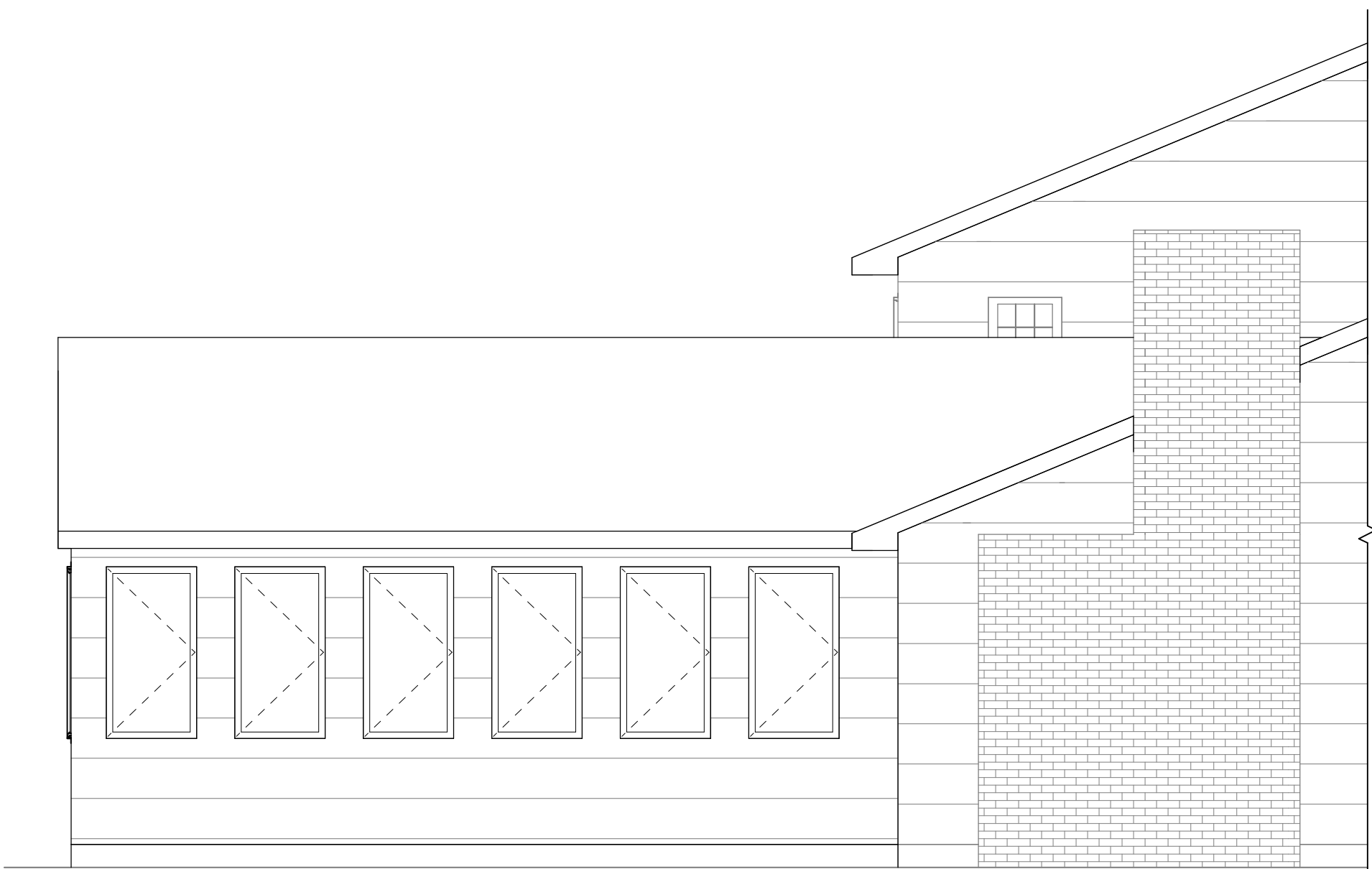
FIRST FLOOR PLAN

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

ZONING ORDINANCE REQUIREMENTS			
2 Van Doren Drive, Millstone, NJ			
R-1 Zone			
Item Regulated	Required	Existing	Proposed
Lot Size	-	44,489 S.F.	-
Principal Building Setbacks (min. feet)			
Front	45	36	N/A
Rear	20	275	281
Side	20	20	16
Building Coverage	20%	4%	5%
Floor Area Ratio (FAR)	N/A	N/A	N/A
Impervious Coverage	N/A	N/A	N/A

* Variance Required

NO.	REVISION	DATE

FORTUNATO

FA

ARCHITECTURE

NEW JERSEY #AI 12392
NEW YORK #021463-1
PENNSYLVANIA #RA-014182B

FORTUNATO ARCHITECTURE

DANIEL FORTUNATO • ARCHITECT, P.A.
13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY 08558
609-683-0180 • www.fortunatoarchitecture.com

WEISENBERGER
RESIDENCE

2 VAN DOREN DRIVE
MILLSTONE, NEW JERSEY

DRAWN
CJN / JMP
CHECKED
DF
DATE
06/25/2021
SCALE
As indicated
JOB NO.
2021-099
SHEET

A-1

1 OF 1 SHEETS