

## Borough of Millstone

Planning Board  
Regular Meeting  
November 25, 2008

Chairman Dorschner called the meeting to order at 7:34 pm. There were no 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 Hillsborough Beacon and 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:	Keith Dorschner	Dan Devoti
	Christine Fung	Carol Halm
	Ray Heck	Richard McDermott
	Jessica Pyatt	

Also present: Gerald J. Muller, Esq – Planning Board Attorney  
Carter Van Dyke – Planning Consultant  
Denise Piskowski, Board Secretary

Absent: Sal Ciurleo Rebecca Newman

Van Cleef Resolution, Minor Subdivision, Block 8 Lots 1, 2, 3A & 8

Mr. Muller explained the Resolution for the application that was approved at the October 28, 2008 meeting.

*On a motion by Mr. McDermott, seconded by Ms. Halm, with an aye vote by Mr. Dorschner and Ms. Pyatt, the Board approved the Resolution for the Van Cleef minor subdivision. Ms. Fung, Mr. Devoti and Mr. Heck were not eligible to vote.*

There being no public the Board went on to the discussion items.

Mr. Van Dyke and Mr. Muller reviewed with the Board the proposed amendments to the Development Ordinance which will include adding a Traditional Neighborhood Development District and amend the permitted conditional uses in the R2 District.

Mr. Muller explained to the Board the meetings that were held regarding the Van Cleef properties and the group home and the COAH obligation and how it is determined. He also explained the issues involved. A discussion ensued on the COAH obligation and possible options for the Borough and how it would impact the Borough. The Board discussed age-restricted housing and its apparent overabundance in the area, Hillsborough and the Somerset section of Franklin Township.

Changes were made to the proposed amendments based on the discussion. Mr. Van Dyke will make the recommended changes.

*On a motion by Mr. Heck, seconded by Ms. Fung, the Board went into executive session.*

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## **APPROVAL OF MEETING MINUTES**

*On a motion by Mr. McDermott, seconded by Ms. Fung, the Board approved the October 28, 2008 meeting minutes.*

## **REVIEW AND VOTE ON PROFESSIONALS' INVOICES**

Ms. Fung asked Mr. Van Dyke about escrow and grant funding for some of his invoices. Mr. Van Dyke explained.

*On a motion by Mr. McDermott, seconded by Ms. Fung, the Board approved the October 2008 invoices for Mr. Muller and Mr. Van Dyke.*

## **REPORTS**

### **Carol Halm, Council Person**

- HDC has applied for and has received approval of \$57,000 in grant money to refurbish Borough Hall and a feasibility study to convert the basement to usable space.
- \$500 was received from PSE&G to replace trees and shrubs.
- Spooky Movie Night had 36 attendees
- The roadwork was completed and some fine-tuning is still required on the culvert project.
- Council was researching putting in railroad ties along the Borough Hall property line.
- The Mayor was going to League of Municipalities
- Leaf pick-up issue was discussed, but no decisions were made.
- A house on Amwell Road has a dead tree in the right of way
- Joe Dempster resigned from Council. Sal Ciurleo was selected to fill his space. The Planning Board now has opening.
- The Ordinances for dogs, solicitors, nuisance and disorderly persons were amended.

### **Dan Devoti, Zoning Officer**

Mr. Devoti informed the Board that he had contacted the Babiaks and Bart Babiak is now in charge of the property located on Main Street across from South River Street. Mr. Muller informed the Board that he was contacted by Mr. Babiak and he wanted the Borough to purchase the property. Mr. Muller informed him that he was required to abide by the Borough Ordinances and make the property safe. Mr. Heck stated that he would talk to Mr. Babiak. Mr. Muller will contact Mr. Babiak and inform him that the Borough is not interested in purchasing the property.

Mr. Devoti stated that a new court date was set for December 2, 2008 for Ms. Blackshear, former owner of 1367 North River Street. Mr. Heck stated that the wall was not fixed in the prescribe time frame and the Borough is owed \$2,000 in fines. Mr. Devoti stated a plea agreement was reached at the last court date for them to pay \$500. The Blackshear estate now owes the Borough \$1,500. Mr. Devoti will inform the Judge that the wall was not fixed within the 60 days.

Mr. Heck informed the Board that the well was sealed and the tree removed from Hazel Dickinson's property, 11 Amwell Road. A discussion ensued on the hazards of this property. Mr. Heck stated he would contact the Building Inspector and ask him to inspect the structural integrity of the home. Mr. Devoti will inspect the property to ensure that there are no violations of any zoning ordinances.

**Carter Van Dyke, Planning Consultant**

Mr. Van Dyke updated the Board on the Plan Endorsement. A special meeting will be held with Council on December 18<sup>th</sup>, 2008 to present the new Housing Element and Fair Share Plan and the revised Land Use Plan to the public.

Mr. Van Dyke updated the Board on his discussion with Mr. Bzik at the County Planning Board regarding planning grants. Mr. Bzik informed Mr. Van Dyke that the County would no longer be issuing planning grants. Mr. Van Dyke will be meeting with Mr. Bzik next week.

**Open to the Board and Professionals**

Mr. Muller read the Ordinance regarding demolition of historic properties to the Board specifically the section that states that the HDC must approve demolitions of historic properties. A discussion ensued.

The Board discussed which homes in the Borough are in disrepair.

Ms. Pyatt informed the Board that she would like to compile a report or spreadsheet of all the local planning issues and goals and of the state requirements of the borough, COAH being one of those requirements that the Board should address. A discussion ensued.

Mr. Heck asked the Board members to copy the Board Secretary on all emails and they will be printed and filed in an internal Board correspondence file at Borough Hall.

Mr. Heck informed the Board that the website was going to be updated.

Mr. Heck informed the Board that effective next meeting there will be two new Board members. Ms. Newman will now be by the Mayor's designee as a Class I Board member and he will recuse himself from the Board, he will however attend all meetings in case Ms. Newman cannot attend. Ms. Newman will be the new Deputy Tax Assessor and Deputy Tax collector. Mr. Heck will also be appointing two other Board members and alternates. There will also be business hours at Borough Hall.

Ms. Fung asked Mr. Devoti about the Shuttner's Maple Terrace property. Mr. Devoti stated that work had resumed.

The Planning Board meeting on the 16<sup>th</sup>, of December 2008 will be canceled and the Board will meet with Council on December 18, 2008

*There being no public the Board agreed to adjourn the meeting at 9:42 pm.*

Submitted,



Denise Piskowski  
Planning Board Secretary