

## Borough of Millstone

Planning Board  
Regular Meeting  
June 23, 2009

Chairman Dorschner called the meeting to order at 7:33 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 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:	Dan Devoti	Keith Dorschner
	Christine Fung	Carl Kestner
	Richard McDermott	Rebecca Newman
	Jessica Pyatt	Don Roden

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

Absent: Carol Halm John Prudente

*On a motion by Ms. Fung, seconded by Ms. Newman, the Board opened the meeting to the Public.*

### **OPEN TO THE PUBLIC:**

Ms. Orton, HDC, informed the Board that the owner of the liquor store is interested in moving the business sign on North River Street from the east side corner to the west side corner of the road to make it more visible. The sign has been grandfathered in as it does not meet the sign standards for the Historic district, the liquor store owner asked about putting the businesses on one sign and conforming with HDC standards. Ms. Orton asked if moving the sign would be subject to zoning regulations.

Also a meeting was held this month by the County Cultural Heritage Commission at the Van Horn house to exchange ideas and identify collaborative efforts. The group has listed the newly acquired county land in Millstone as one of the top 10 highest priorities for the county to improve/promote. The Freeholders and the Park Commission will be reviewing the list.

Ms. Orton also told the Board that she had called Ernest Bower regarding aerial photography maps of the Borough. Mr. Bower told her that these maps show a lot of detail and the Library of Congress should have copies of these maps that the HDC could get. Mr. Kestner stated that he has seen copies of these maps and it would be nice to have copies for the Borough.

Ms. Morris informed the Board that she spoke with Tom Buckingham (Cultural and Heritage Commission board member) and she feels that the Borough should work closely with the County Cultural Heritage Commission Historical to ensure that their information is correct before it goes to the Freeholders for review. Mr. Dorschner stated that this is an important part of the planning for the Borough. The Board discussed the open space that the County just purchased and how to plan what should be done with it. The Board stated their agreement that Ms. Morris & Ms. Orton get input from Mr. Van Dyke on this plan.

The State of NJ Assembly is in the process of enacting a bill that affects signage for historical sites.

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

## **RESOLUTIONS**

### Housing Element and Fair Share Plan

Mrs. Muller explained that this is the memorialization of the housing element and fair share

*On a motion by Ms. Newman, seconded Mr. Dorschner, and with an aye vote by all, except Ms. Pyatt who abstained, the Board adopted the amendment to the Housing Element and Fair Share Plan.*

## **ORDINANCE**

### Demolition Ordinance

Mr. Muller explained the recommendations to update the definitions in the Demolition Ordinance. A discussion ensued.

*On a motion by Ms. Newman, seconded Mr. Roden, and with an aye vote by all, the Board approved Option 2 as presented with changes as discussed.*

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

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

## **APPROVAL OF MEETING MINUTES**

*On a motion by Ms. Newman, seconded by Mr. Roden, the Board approved the May 2009 meeting minutes.*

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

Ms. Newman questioned one of Mr. Van Dykes invoices regarding Plan endorsement and Open Space and Recreation Plan. Mr. Muller explained and a discussion ensued. The discussion was that Mr. Van Dyke was to have applied for a grant to cover the costs these projects. Ms. Fung will research the minutes from past meetings for an accounting of the exact discussion.

Mr. Muller explained his invoices regarding the Van Cleef mediation agreement and the COAH obligation. Mr. Muller also explained his other invoices. A discussion ensued

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

## **DISCUSSION**

Mr. Dorschner asked about the Farmers market that there are signs up. Ms. Newman informed the Board that the County needs to give permission and so far there is nothing definite.

Ms. Pyatt informed the Board that the State has published an age-restricted conversion bill which allows a developer that has already received approval for an age-restricted development can re-apply for it to become regular housing.

Ms. Newman asked about the tree at the Dickinson house. The Mayor informed the Board that the tree under the survey is on the church property. Council had the tree cut down because it was a safety issue. Ms. Newman asked what costs should be assessed to the Dickinsons.

## **REPORTS**

### Dan Devoti, Zoning Officer

Mr. Devoti informed the Board that a Court date had not yet been set for the estate of the Dickinsons regarding the structural issues of their abandoned house.

Mr. Devoti informed the Board that Mr. Blackshear called him and stated that work would be starting, however no repairs have started. Mr. Devoti will be assessing additional fines.

Mr. Devoti explained that he has spoken with Mr. Della Pia, Borough CFO, regarding escrow accounts but has not yet received the accounting that he is asking for. Mr. Della Pia has only sent him copies of invoices from the professionals, however Mr. Devoti need to know how much each applicant has paid into their escrow account and how much has been paid out of each account to the professional. He will be contacting the applicants to see if he can get any payments. Ms. Piskowski sent off an email to Mr. Della Pia asking him to send an accounting to Mr. Devoti ASAP.

Mr. Muller, Board Council

Council adopted the area in need of rehabilitation study that the Board recommended. Mr. Muller explained that Council has 45 days to comment and make recommendations. A meeting has been scheduled by Lynn Reynolds from Carter van Dyke's office with Tom Banker Somerset County Redevelopment Consultant for July 1 for residents, council and planning board members to discuss the redevelopment plan.

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

**OPEN TO THE PUBLIC:**

Ms. Morris informed the Board that the HDC has not received any information about the July 1 meeting with consultant Tom Banker. A discussion ensued about the Area in Need of Rehabilitation area. After the discussion, a request to postpone this meeting was agreed upon by the Board due to time constraint (one week from tonight) to inform residents of the meeting. No future date has been identified.

*On a motion by Ms. Newman, seconded Ms. Fung, the Board closed the meeting to the Public.*

*On a motion by Mr. Devoti, seconded Ms. Newman, the Board went into Executive Session.*

*On a motion by Ms. Fung, seconded by Ms, Newman the Board agreed to close executive session and adjourn the meeting at 9:18 pm.*

Submitted,



Denise Piszowski  
Planning Board Secretary