

**Borough of Millstone**  
Planning Board  
Regular Meeting  
February 22, 2011

Official Minutes Approved March 22, 2011
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Chairman Dorschner called the meeting to order at 7:40 pm. There were 6 (six) 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:	Clint Bowers	Dan Devoti
	Dan Dixon	Keith Dorschner
	Christine Fung	Pat Greico
	Alan Kidd	Richard McDermott

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

Absent:	Gene Grimshaw	Carl Kestner
	Don Roden	

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

**RESOLUTIONS**

**Hillsborough Reformed Church, 11 Amwell Road, Block 6, Lots 11 & 12  
Minor Subdivision, 3 C-Variances and a D-Variance**

Mr. Muller reviewed the Resolution for the Hillsborough Reformed Church for the Board. He explained why a reference was made to the Nori property in the Resolution and stated that he would clarify the reference.

Mr. Van Dyke informed the Board that he contacted Mr. Heibell after the last meeting regarding the landscaping and lighting that had been approved by the Board. He explained to the Board that he recommended that a juniper hedge instead of a privit hedge be used and Mr. Heibell agreed. Mr. Van Dyke also explained that they changed the lighting and it would now be a post fixture that was more historic looking. He also explained that if there was lighting issues that a side of the glass could be painted to shield it from adjoining property owners. Changes were also made from steps to a ramp for handicapped access.

Ms. Fung informed the Board that she observed a chimney on the side of the house that is being removed so this might mean that there are no heating vents in the home. A discussion ensued.

*On a motion by Mr. Dorschner, seconded by Mr. Greico, the Board approved the Resolution for the Hillsborough Reformed Church, Block 6, Lots 11 & 12 as presented. Mr. Devoti abstained.*

## **S&G Enterprises Block 3, Lot 2**

### **Preliminary and Final Site Plan and a C Variance**

Additional escrow of \$1,000 was requested and has not been received. The Board agreed to hold this Resolution until the additional escrow is received. Ms. Piszowski will call them to follow-up on payment.

### **APPROVAL OF MEETING MINUTES**

*On a motion by Mr. Dorschner, seconded by Ms. Fung, the Board approved the November 23, 2010, December 14, 2010 and January 25, 2011 meeting minutes.*

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

Ms. Fung asked Mr. Van Dyke to explain a memo that he sent to Shirley Bishop regarding wastewater management. Mr. Van Dyke explained that Ms. Bishop is the Borough's COAH consultant and the wastewater management plan needs to be compliant with COAH regulations. Mr. Muller explained that the invoice he had was also for COAH compliance.

Mr. Devoti asked Mr. Van Dyke if he was finished billing for the S&G application. Mr. Van Dyke stated that he was.

*On a motion by Mr. Dorschner, seconded by Ms. Fung, the Board approved the December 2010 and January 2011 invoices by Mr. Muller and the December 2010 and January 2011 invoices by Mr. Van Dyke.*

### **ESCROW REIMBURSEMENTS**

The Board reviewed the escrow accounts for the Van Cleef and St. Joes closed applications. The Board discussed that St. Joes had a balance due from a previous application and asked Ms. Piszowski to notify them that the Borough would be applying the balance of their current escrow towards the amount due for their previous application. The Professionals advised that they would like to review their invoicing for the Van Cleef application and asked the Board to hold disbursement of the escrow funds until the next meeting. The Board agreed.

### **REPORTS**

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

Mr. Devoti informed the Board that he was sending abandoned property letters to 29 Amwell Road and 90 Amwell Road and the property at the end of Maple Terrace to inform the owners that the properties must be maintained. A discussion ensued. There are currently 11 homes that are unoccupied in the Borough. The discussion ensued on the Property Maintenance Ordinance, Abandoned Property Ordinance and the Development Ordinance.

Mr. Devoti also informed the Board that he spoke with the owners of 39 Amwell Road and a contractor has been hired to repair the roof.

#### **Alan Kidd, Council Report**

Mr. Kidd informed the Board that they are over budget and Council is concerned about their costs. He stated that the Board is currently underfunded and the current costs are projected at over \$70,000 and this is unacceptable. The Mayor explained to the Board that the Fair Share Plan will cost approx \$30,000 and Council is requiring that the professionals submit estimates to Council before doing any work on extra projects. The Mayor stated that the FEMA grant is done, but there will be additional costs and it is a priority for the Borough. The Mayor stated that the Borough will only fund general contract work and any additional work done by the professionals must be approved by Council before it is done.

Mr. Van Dyke stated that the current Plan Endorsement should be completed in the next two months and asked if Council needed to approve his work. The Mayor stated that yes; all work requires prior approval by the Council

Mr. Kidd informed the Board that the Redevelopment Plan was adopted by Council and the FEMA Grant should be completed by July. Mr. Van Dyke explained that the County will be submitting a subdivision plan to the Board for approval. They will then have appraisals done as one of the many steps that need to be completed by August. The time-line is very tight for this project. A discussion ensued.

Mr. Muller explained to the new Board members the history of the Rzem property.

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

*On a motion by Mr. Dorschner, seconded Mr. Bowers, the Board agreed to adjourn the meeting at 9:19 pm*

Submitted,

Denise Piskowski  
Planning Board Secretary