

Official Minutes Approved November 11, 2014

Borough of Millstone

Planning Board
Regular Meeting
July 15, 2014

Chairwoman Fung called the meeting to order at 7:34 pm. There were eight members of the public present.

Chairwoman Fung 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	Dan Dixon
	Alice Dorschner	Christine Fung
	Carl Kestner	Richard McDermott
	Derek Johnson	

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

Absent: Clint Bowers

OPEN TO THE PUBLIC

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

There being no public comment, on a motion by Mr. Kestner, seconded by Mr. Johnson, the Board closed the meeting to the Public.

HILLSBOROUGH REFORMED CHURCH (HRC) DISCUSSION

Reverend Mueller stated that he was at the Board meeting to find out what the HRC needs to complete to get done to be able to use their parking lot. The Reverend also reviewed a letter that the HRC received from the Historic District Commission (HDC) regarding the historic home that the church purchased and informed the Board how each item in the HDC letter has been addressed. The Reverend asked the Board what it requires for them to use their new parking lot. Ms. Fung read the conditions of the Resolution. Ms. Orton of the HDC addressed the issue of mothballing of the historic home and stated that the maintenance requirement is complete. She stated the the HDC is concerned that the windows will be vandalized. She also stated that the HDC was concerned as the house does not have gutters installed and therefore questions how the rain will drain away from the foundation. She also stated that the HDC is concerned with proper ventilation so that the home does not deteriorate further. Mr. Devoti asked Mr. Orton to be more specific with what the HDC still requires to be completed. She stated that the water drain off is a concern of the HDC. Mr. Devoti asked about the ventilation and Ms. Orton again expressed the concern of the HDC. The Reverend stated that the HRC has invested considerable cost in the property and the foundation is fine and there has been no major water in the basement and he feels that the ventilation is fine and the HRC has no intention of allowing the home to deteriorate as they plan on using it in the future. A discussion ensued. Mr. Devoti commented that in over 3 years the home has not been

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vandalized and it is in sight of the church and the Reverend's home. Ms. Fung stated that the Resolution states that the windows should not be boarded up. The discussion continued regarding the requirements of the HDC document "Preservation Brief 31".

Ms. Fung read a few of the conditions of the Resolution that are still outstanding. The landscaping still needs to be reviewed by the Planner. Ms. Fung also read the requirements of the lighting. Mr. Devoti asked if the lights shine off of the property or into any neighboring properties. The Reverend stated that they do not, but they will check in full dark to make sure. The Board discussed how lights should shine and they can be checked with a light meter. Mr. Van Dyke stated he could check it this evening. Ms. Fung then addressed the driveway and informed the Reverend that this still needs to be inspected. Ms. Fung asked if the final plans for the driveway been submitted to the Borough Engineer for approval. The Reverend stated that they had been approved by the Borough Engineer. Mr. Muller informed the Board that the easements had been taken care of. Mr. Muller also asked about the height of the lights and Ms. Orton stated that they are 15 feet high, not 12 feet as approved by the Board, Ms. Orton also stated that the base of the lights was large. Ms. Orton also stated that the lights should have been black, not brown, but the HDC is okay with this. Mr. Van Dyke stated that if the base was taken off of the lights it should lower the lights to the approved 12 foot height. The Reverend stated that lowering the lights would not be easy. Ms. Orton stated that the 12 foot height restriction is a Borough Ordinance and is something that would need to be corrected. Ms. Orton informed the Board that residents had attended the HDC meeting and complained about the height and style of the lights, they also complained about the visibility of the lights. Eric Kraehenbuehl, who was representing the church, read a 9/6/2012 HDC letter that states which light fixture they approved for the HRC parking lot and the HRC installed the lights as outlined in the HDC approval letter. Ms. Orton stated that yes, the HDC approved the style of light with the stipulation that it comply with the height, color and lighting requirements of the Borough's Ordinance. The Board discussed that the Ordinance and the Resolution stating that the height should be 12 feet and the HRC can either lower the lights or apply for a variance to allow the 15 foot lights to stay. The Board asked the Reverend if he could turn on the lights tonight and the Board could go over and look at how they are in the dark.

Ms. Dorschner asked the Reverend about the maintenance schedule for the landscaping. He informed her that their landscaper would be coming out soon.

The Reverend asked if everything other than the lighting is completed. He asked if the parking lot could be used while the light issued is being resolved. The Board discussed the Reverend's request.

On a motion by Mr. McDermott, seconded by Mr. Devoti, the Board approved the use of the parking lot with the stipulation that the lighting issue be resolved within 60 days.

OPEN TO THE PUBLIC

On a motion by Mr. Kestner, seconded by Mr. Devoti, the Board opened the meeting to the Public.

Mr. Curt Emmich, 212 Ann Street, expressed to the Board that he had attended the last HDC meeting and he and some of the other neighbors are not happy with the style and brightness of the lights and he requests that the Board keep the lights at 12 feet tall.

On a motion by Mr. McDermott seconded by Mr. Dixon, the Board closed the meeting to the Public.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

On a motion by Mr. Kestner, seconded by Ms. Dorschner, the Board approved the March, April, May and June 2014 invoices submitted by Mr. Muller and the May 2014 invoices submitted by Mr. Van Dyke.

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Mr. Dixon asked about the line items that Mr. Muller charges for and if he keeps the backup. Mr. Muller stated that yes he does.

REPORTS

Mr. Muller updated the Board on COAH. He gave the Board a brief history of COAH and the Boroughs Fair Share Plan substantive certification with COAH. Mr. Muller explained the present obligation of the borough. The Board discussed the obligation.

Ms. Fung asked if the Borough should respond to the latest COAH letter. Mr. Muller will draft a letter and send it to Council for approval.

At 9:20 pm with an aye vote by all the Board moved the meeting to the HRC parking lot.

The Board left Borough Hall and re-assembled at the HRC parking lot. The Board inspected the lights and the candle lums and determined that the lights exceeded the allowed height. Mr. Van Dyke measured the candle lums and determined that they were too bright. The Board discussed options and determined that the HRC should lower the light posts to 12 feet and change the bulbs and add light shields or submit an application for a variance for the lights.

With an aye vote by all the Board agreed to adjourn the meeting at 10:00 pm.

Submitted,



Denise Piszowski
Planning Board Secretary