

Borough of Millstone

Planning Board
Regular Meeting
May 27, 2008

Chairman Dorschner called the meeting to order at 7:31 pm. There were two 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:	Sal Ciurleo	Dan Devoti
	Keith Dorschner	Christine Fung
	Ray Heck	Richard McDermott

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

Absent:	Carol Halm	Rebecca Newman
	Jessica Pyatt	

On a motion by Ms. Fung, seconded by Mr. Heck, the Board opened the meeting to the Public.

OPEN TO THE PUBLIC

Reverend Fred Mueller, Pastor of Hillsborough Dutch Reformed Church, 1445 Millstone River Road. Reverend Mueller informed the Board that the Church has had a number of meetings to discuss purchasing the adjoining Dickenson property. He also gave a history of the Church’s relationship with the owner of the property and expressed the Church’s concern about the state of the property, specifically a buried oil tank and possible contamination from embalming fluid due to this properties previous use as a funeral home. The Church has spoken with Ms. Portia Orton, Historic District Commission, and informed her that, if purchased, the Church would like to preserve the structure. Possible uses have been discussed, including a parking lot for up to 30 cars and using the existing home as offices. Reverend Mueller also informed the Board that the Church has been in contact with the estate about purchasing the property and the Church had the right of first refusal. Mr. Devoti informed Reverend Mueller that if the Church purchased the property a site plan application would need to be submitted to the Board and the property would then change to an institutional use on the tax books. Mr. Devoti also stated that any changes to the property would need to be approved by the Historic District Commission (HDC). Mr. Devoti expressed his opinion that the main portion of the home is in good shape, but he hasn’t gone inside the home. He also stated that a new septic would need to be installed. Ms. Fung asked what the procedure was for a historic property if the cost to rehabilitate made the structure worthless and who would have jurisdiction over a decision like this. Mr. Muller stated that the

HDC would have to issue a certificate giving approval for the demolition of any structures on a historic property in the historic district and that the Building Inspector, Mr. Ward would have to inspect the property and determine if the structure was sound or if it should be demolished. The Board discussed the state of the property and various options for the church use. Mr. Muller explained to Reverend Mueller that if they Church purchased the property a site plan application would be required for the Board to approve and Board approval would also be required if the structure were to be used as offices. The Board thanked Mr. Mueller for keeping the Board informed on the possible plans for the Dickenson property.

On a motion by Mr. Heck, seconded by Ms. Fung, the Board closed the meeting to the Public.

Approval of Minutes

On a motion by Mr. Devoti, seconded by Ms. Fung, the Board approved the March 25, 2008 Executive Meeting minutes.

Because of a lack of a quorum to approve the March 25, 2008 regular meeting minutes and the April 22, 2008 minutes the Board postponed the discussion until the next meeting.

Review and vote on Professional's invoices

On a motion by Mr. McDermott, seconded by Ms. Fung, and with an aye vote by all the Board approved April 2008 invoices submitted by Mr. Van Dyke and Mr. Muller.

Reports/Open to Board Members

Mr. Heck expressed his concern that Hillsborough has been having meetings regarding a possible 1,500 unit complex on Hamilton Street, consisting of three five-story buildings. Mr. Heck is concerned about the flow rates and capacity and if it will adversely affect the Borough. Mr. Heck has tried to contact Hillsborough regarding this but has not received any answers. The Board discussed this possible impact of this development on the Borough and expressed their concerns. Mr. Heck asked that the Board members be aware of this project

Mr. Devoti informed the Board that he had spoke to the Franklin Court office and they had no record of the Blackshear Estate Administrator. He will follow-up tomorrow. He also informed the Board that a daily fine since September 2007 has been accumulating and it should be over \$200,000. Mr. Muller and Mr. Devoti stated that they would talk with Mr. Offen to discuss possible solutions to this issue. The Board continued to discuss this issue, the safety hazard and the possible liability to the Borough.

On a motion by Mr. Dorschner, seconded by Ms. Fung, the Board closed Executive Session.

On a motion by Ms. Fung, seconded by Mr. Dorschner, the Board closed the meeting at 9:06 pm.

Submitted,

Denise Piskowski
Planning Board Secretary