MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING AGENDA
June 23, 2009
7:30 p.m.

CALL TO ORDER

SUNSHINE LAW
"The 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 proceed to the next item on the agenda."

ROLL CALL

OPEN TO THE PUBLIC
- Public comment on items not scheduled on the agenda for hearing.

APPLICATIONS
- None

RESOLUTIONS
- Housing Element and Fair Share Plan Amendment (attached)

ORDNANCE
- Demolition Definition Ordinances (attached)

OPEN TO THE PUBLIC
- Public questions and comments on previous discussion

APPROVAL OF MEETING MINUTES
- May 2009 (attached)
  (not eligible to vote Jessica Pyatt, John Prudente)

REVIEW AND VOTE ON PROFESSIONALS' INVOICES
- Carter Van Dyke May 2009 Invoices (attached)
  - Inv. 15188 Planning Services $ 258.57
  - Inv. 15189 Van Cleef Litigation $ 82.50
  - Inv. 15190 Plan Endorsement $ 1,163.86
  - Inv. 19191 Open Space Plan $ 49.00
  - Inv. 19192 Waste Water Mgmt Plan $ 343.00
  - Inv. 15193 COAH $ 577.50
  - Inv. 15194 County Land Swap $ 682.50

- Jerry Muller May 2009 Invoices (attached)
    - Inv. 1053 Rzem $ 58.50
    - Inv. 1054 Van Cleef $ 341.25
    - Inv. 1055 Van Cleef Litigation $ 2,554.50
    - Inv. 1056 Area in Need of Rehab $ 1,203.64
    - Inv. 1057 General Board Services $ 624.00

DISCUSSION ITEMS

- To be determined

OPEN TO THE PUBLIC

- Public questions and comments on previous discussion

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Dan Devoti, Zoning Officer
- Carol Halm, Council Liaison
- Board Planner
- Board Attorney
    - Report on Borough Council action on Area in Need of Rehabilitation Study.
    - Preparation of Redevelopment Plan for Council
- Board Members

OPEN TO THE PUBLIC

- Public questions and comments on previous discussion

EXECUTIVE SESSION*

MEETING ADJOURNED

*formal action may be taken

PLANNING BOARD RESOLUTION ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Borough of Millstone, Somerset County, State of New Jersey, adopted its current Master Plan as amended pursuant to N.J.S.A. 40:55D-28 on December 18, 2008; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, N.J.A.C. 5:97-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

WHEREAS, N.J.A.C. 5:97-4.1(a) requires the preparation of a Fair Share Plan in accordance with the Housing Element of the Master Plan; and

WHEREAS, N.J.A.C. 5:97-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Millstone held a public hearing on Amendments to the Housing Element and Fair Share Plan on May 26, 2009; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan as amended are consistent with the goals and objectives of the Borough of Millstone's Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Borough of Millstone, Somerset County, State of New Jersey, that the Planning Board hereby adopts the May 26, 2009 Amendments to the Housing Element and Fair Share Plan.

_____
Keith Dorschner, Chair

I hereby certify that this is a true copy of the resolution adopting the amendments to the Housing Element and Fair Share Plan of the Borough of Millstone, Somerset County on May 26, 2009.

_____
Denise Piszkowski
Planning Board Secretary

ORDINANCE No. 2009 –

Option 1

AN ORDINANCE AMENDING THE DEVELOPMENT ORDINANCE OF THE BOROUGH OF MILLSTONE, SOMERSET COUNTY, NJ BY ADDING A DEFINITION OF DEMOLITION

BE IT ORDAINED by the Mayor and Council of the Borough of Millstone:

1. Section D-103, Definitions, is amended by adding the following definition:

DEMOLITION – The destruction of portions of a structure sufficient to render the structure unusable for its intended purpose.

2. Effective Date

This Ordinance shall take effect upon formal adoption by the Borough Council of the Borough of Millstone and the subsequent filing of a certified copy thereof with the Somerset County Planning Board in accordance with C.40:55D-16 of the NJ Municipal Land Use Law.

_____
Ray Heck, Mayor

_____
Gregory Bonin, Clerk

INTRODUCTION:
PUBLIC HEARING:
ADOPTION:
MAYOR APPROVAL:
EFFECTIVE DATE:

ORDINANCE No. 2009 –

Option 2

AN ORDINANCE AMENDING THE DEVELOPMENT ORDINANCE OF THE BOROUGH OF MILLSTONE, SOMERSET COUNTY, NJ BY ADDING A DEFINITION OF DEMOLITION

BE IT ORDAINED by the Mayor and Council of the Borough of Millstone:

1. Section D-103, Definitions, is amended by adding the following definition:

DEMOLITION – The partial or total razing, dismantling, or destruction, whether entirely or in significant part, of any building, structure, object, or site. Demolition includes the removal of a building structure or object from its site or the removal or destruction of the façade or surface.

2. Effective Date

This Ordinance shall take effect upon formal adoption by the Borough Council of the Borough of Millstone and the subsequent filing of a certified copy thereof with the Somerset County Planning Board in accordance with C.40:55D-16 of the NJ Municipal Land Use Law.

_____
Ray Heck, Mayor

_____
Gregory Bonin, Clerk

INTRODUCTION:
PUBLIC HEARING:
ADOPTION:
MAYOR APPROVAL:
EFFECTIVE DATE:

DRAFT

Borough of Millstone

Planning Board
Regular Meeting
May 26, 2009

Chairman Dorschner called the meeting to order at 7:39 pm. There were twelve (12) 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	Carol Halm
	Carl Kestner	Richard McDermott
	Rebecca Newman	Don Roden
Also present:	Gerald J. Muller, Esq – Planning Board Attorney	
	Carter Van Dyke – Planning Consultant	
	Denise Piszkowski, Board Secretary	
Absent:	John Prudente	Jessica Pyatt

On a motion by Mr. McDermott, seconded by Ms. Halm, the Board opened the meeting to the Public.

OPEN TO THE PUBLIC:

Diane Schilke, real estate agent for the Babiak property, 29 Wortsville Road. Ms. Schilke asked the Board which borough agency takes precedent for the property, the Board or the HDC. Mr. Van Dyke explained that there were two rules governing this area, the Historic District Ordinance and the Village Area District. He also explained some of the rules that are included in these two ordinances. He also informed her that the HDC must give approval before getting Board approvals.

Ms. Orton, HDC, explained the recommendations that the HDC had made to Ms. Schilke's client regarding this property.

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

HEARING

Master Plan Amendment to the Housing Element and Fair Share Plan

Mr. Muller explained that Ms. Bishop, the Borough Housing Consultant, was going to explain the amendments to the Housing Element and Fair Share Plan. Ms. Bishop introduced herself and explained to the Board and the public that the plan was being amended per COAH's recommendation and in accordance with the Borough's current COAH obligation. She explained that COAH is allowing the

Borough to submit the plan with two alternates. Ms. Bishop explained the two alternates that will be included in the submission to COAH.

Mr. Devoti asked if all of the Affordable Housing obligations would be on the Van Cleef properties. Ms. Bishop explained that all of the COAH obligation would be met on Van Cleef properties. She also explained the rehabilitation credit.

Ms. Newman asked if the sewers proposed in the alternate plan A would be supplied by Van Cleef. Ms. Bishop stated that Van Cleef would be responsible for the installation of sewers if this plan was chosen.

A discussion ensued on the impact each of the plans would have on the Borough.

Mr. Van Dyke asked about the TND Ordinance component of this plan. Mr. Muller explained that the only changes that would affect this ordinance would be the COAH obligation and Van Cleef is satisfied with these changes.

The discussion continued. The age-restricted units would be 55 and older with a 30 year deed restriction.

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

OPEN TO THE PUBLIC

Ms. Schilke, real estate agent, asked how the sewers would affect the rest of the Borough. Mr. Van Dyke stated that the Van Cleef property would be included in phase I for sewer installation and eventually the rest of the Borough would be sewered.

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

On a motion by Mr. Dorschner, seconded Ms. Fung, with an aye vote by all, the Board accepted the Amendments to the Master Plan as presented by Ms. Bishop.

Ms. Bishop expressed her awe of the Board and its professionals in getting this plan completed. The Board thanked Ms. Bishop for her contribution and hard work.

HEARING

Area in Need of Rehab

Mr. Van Cleef explained the area in need of rehabilitation and the plans for the County property that was just purchased from the Rzem's. The plan includes moving some of the historic homes to the County property and the new vacant lots would then become County property. The homes within the area in need of study area are Block 1 lot 4, block 1 lot 7, block 1 lot 8a, block 4 lots 3 and 4, block 4 lot 5, block 4 lot 7, block 4 lot 8, block 7 lot 3, block 1.01 lot 5, block 1.01 lot 4, block 4 lot 1. These homes are older than 50 years because more than half of them are at least 50 years old they meet the criteria for the area in need of rehabilitation plan.

Mr. Van Cleef explained the process for choosing the homes/properties to be swapped.

Mr. Van Dyke asked the Board to approve recommendation of the study area as an area in need of rehabilitation and forward it for Council approval. Mr. Van Dyke explained the process for

implementation of the redevelopment plan. The Board discussed the plan. Mr. Devoti asked about properties that flood but are not included in this plan. Mr. Van Dyke explained that these homes would be studied by the State Historic Commission for other alternatives. Mr. Van Dyke explained about the qualifications the home must meet to qualify for the land swap plan. The Board discussed the qualifications for land swap and the plan.

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

OPEN TO PUBLIC

Mr. John DeVelder, 1393 Main Street, the old post office and workshop. Mr. DeVelder informed the Board that he was pleased about the idea of preparing a redevelopment plan and asked for more detail. He also asked if anything could be done about the convenience store and it being made more attractive and the abandoned bank. Mr. Van Dyke explained the plans to move some of these buildings out of the flood plain and what the process would be. Mr. Van Dyke also explained the possible plans for the redevelopment area.

Ms. Schilke, real estate agent, asked why the North River Street properties were not included. Mr. Van Dyke explained that they were just not included in this plan, but could be included in future plans.

Grace Dennigan, attorney for JPP properties and Don Hepworth, asked about the criteria and stated that criteria of at least 50 percent of the houses being over 50 years old is not included in the redevelopment statute. Mr. Muller explained that the statute does include this criteria. A discussion ensued on how the plan could evolve and why certain properties would or would not be included. Mr. Van Dyke explained that the plan to relocate is optional to the homeowners and will not be forced on them.

Ms. Morris, Main Street, commented to the Board about the archeological aspect of this plan and asked if funds were available. Mr. Van Dyke stated that Council and the County were aware of this and they are researching the funds and how to implement this aspect of the plan.

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

Mr. Muller informed the Board that they were not under any obligation to implement a redevelopment plan even if the area in need of rehabilitation designation is made.

On a motion by Mr. Dorschner, seconded Mr. McDermott, with an aye vote by all, the Board accepted the approved the Area in Need of Rehabilitation Resolution as presented by Mr. Van Dyke..

APPROVAL OF MEETING MINUTES

On a motion by Mr. Dorschner, seconded by Ms. Halm, the Board approved the April 28, 2009 meeting minutes.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

Mr. Van Dyke and Mr. Muller explained some of their invoices and which were being paid for out of escrow funds. Ms. Newman asked about the rollback taxes for the Rzem property and stated she would contact the Tax Assessor.

On a motion by Mr. Dorschner, seconded by Ms. Halm, the Board approved the April 2009 invoices submitted by Mr. Muller and Mr. Van Dyke.

DISCUSSION

Flood Mitigation in the Historic District

Mr. Van Dyke informed the Board that the flood mitigation plan was being worked on by Council.

Demolition Ordinance

Mr. Muller asked that the Board consider what constituted demolition of a structure. Mr. Muller explained that he had prepared an ordinance to clarify how much of a home could be left and still be considered a demolition. Mr. Muller recommended that this be tabled so that he could discuss this with Mr. Offen in light of Ms. Orton's statement about his reworks at a Borough Council Meeting before the Board considered any changes to this ordinance.

Plan Endorsement

Ms. Reynolds explained that the Office of Smart Growth was reviewing the Borough's assessment report and they requested a Zoning Table. She prepared this for them and also gave copies to the Board. The Office of Smart Growth is currently analyzing the possibilities for the Borough. Mr. Van Dyke stated that there was currently a MUMC district and this area was owned by the County and could not be built on. The Borough should clarify this on a new plan.

REPORTS

Dan Devoti, Zoning Officer

Mr. Devoti informed the Board that he settled with Blackshears for $200 with the provision that within 30 days they clean up the property and within 60 days they have the property up for sale. They have paid $1,200 of a $2,000 fine and there has been another $1,000 fine assessed. Mr. Devoti stated he would waive the additional fines if the provisions are met. Ms. Newman informed Mr. Devoti that the exact dollar amount is needed to be entered into the tax system.

Mr. Devoti also informed the Board that the prosecutor had pushed back the hearing on the Dickenson property because they may be fighting the fines. Mr. Devoti received a letter stating that the prosecutor is waiting for discovery from them. The Board discussed the problems with the property and Mr. Devoti stated he would contact them about the overgrowth and structure repairs on the property.

Carol Halm, Council Person

- The primary election is June 2nd
- A trailer with climate control will be put behind the Borough Hall for record storage
- June 7th is the Borough garage sale with a play it forward, sponsored by the book store, which will be held in the county lot. Money will be donated to brain cancer research.
- The new tax collector, Donna Griffith, was appointed and Rebecca Newman was appointed as the new Deputy Collector and Deputy Assessor.
- An audit is being considered for the tax records
- The stone on South River Street on the Don Hepworth property will be moved to Borough Hall for work being done.
- The Mayor was at the mayor's conference
- Diane Schilke was at the Council meeting about the Babiak property.
- Jim DeMuro is researching grants.
- The Ordinance for licensing peddlers passed on first reading
- Cost of living allowance was passed
- Introduction of budget will be at the June 15, 2009 meeting
- Introduction of abandoned building ordinance has been adopted

- TND ordinance was moved to the June meeting.
- A motion was made to dismiss the Rzem lawsuit and Council is currently waiting for a response.
- June 14th is bulk pickup day.

Carter Van Dyke, Planning Consultant

Mr. Van Dyke read a copy of a letter of thanks that will be mailed out on behalf of the Borough to agencies that have helped the Borough to keep the Rzem property open space with County funding.

Ms. Reynolds showed the Board a map that was prepared for the County at the request of NJDEP for a wastewater arrangement plan. Ms. Reynolds explained the map and the changes. A discussion ensued.

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

OPEN TO THE PUBLIC:

Ms. Morris, HDC, asked if Mr. Devoti was giving out a zoning map that shows the historic district to residents asking for applications or other information on the Borough. Mr. Van Dyke's office will provide copies of this map to the Board.

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

There being no further discussion the Board agreed to adjourn the meeting at 9:40 pm.

Submitted,

Denise Piszkowski
Planning Board Secretary

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Clerk properly signed and certified on this form 7 days prior to the regular meeting day.

BOROUGH OF MILLSTONE
1353 MAIN STREET
MILLSTONE, NJ 08844

No.

PAY TO: Carter van Dyke Associates, Inc.
40 Garden Alley
Doylestown PA 18901

FOR PROMPT PAYMENT – BE SURE TO RETURN WITH CLAIMANT'S CERTIFICATION SIGNED TO:
FINANCE OFFICER, BOROUGH OF MILLSTONE, 1353 MAIN STREET, MILLSTONE, NJ 08844

Date of Delivery or Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
4/30 -05/27/09	**Invoice 15188 Planning Services**	258.57	
4/30 -05/27/09	**Invoice 15189 Van Cleef Litigation**	82.50	
4/30 -05/27/09	**Invoice 15190 Plan Endorsement**	1,163.86	
4/30 -05/27/09	**Invoice 15191 Open Space Plan**	49.00	
4/30 -05/27/09	**Invoice 15192 Wastewater Management Plan**	343.00	
4/30 -05/27/09	**Invoice 15193 COAH**	577.50	
4/30 -05/27/09	**Invoice 15194 County Land Swap**	682.50	
	TOTAL:		$3,156.93

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return for Payment:

X Carter van Dyke

Carter van Dyke, ASLA, AICP

(date) 6/12/09 (official position) President

Delivery Slips received and checked:

(date) (signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

(Signature) (Title)

APPROPRIATION OR ACCOUNT CHARGED	Signature of Mayor, Council President or Borough Clerk	PAYMENT AUTHORIZED
		This claim was approved for payment at the meeting of the Borough Council held 20
	Certification of Availability of Funds:	PAYMENT RECORD
	(Finance Officer) (Date)	Date: Check No:

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.00
Invoice No: 0015188

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.00 Millstone Borough Planning Services

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount	
Principal					
van Dyke, Carter	5/14/09	.50	165.00	82.50	
Redevelopment telephone with Somerset County					
van Dyke, Carter	5/26/09	1.00	165.00	165.00	
Attendance at Planning Board meeting.					
Totals		1.50		247.50	
Total Labor					**247.50**

Reimbursable Expenses

Reproductions	1.95	
Telephone	9.12	
Total Reimbursables	**11.07**	**11.07**

Total this Invoice **$258.57**

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.08
Invoice No: 0015189

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.08 Van Cleef Litigation - Settlement Plan

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount	
Principal					
van Dyke, Carter	5/18/09	.50	165.00	82.50	
Check Van Cleef Zoning Ordinance.					
Totals		.50		82.50	
Total Labor					**82.50**

Total this Invoice **$82.50**

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.15
Invoice No: 0015190

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.15 Plan Endorsement

Items held from last billing period.

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount
Principal				
van Dyke, Carter	5/21/09	.50	165.00	82.50
Plan Endorsement re: Sewers				
van Dyke, Carter	5/26/09	.80	165.00	132.00
Plan Endorsement re: Sewers				
van Dyke, Carter	5/27/09	1.00	165.00	165.00
Plan Endorsement re: Sewers				
Planning Technician				
Reynolds, Lynn	4/30/09	2.40	70.00	168.00
Burn CDs of GIS files and mapping. Revise final maps discrepancies.				
Reynolds, Lynn	5/1/09	1.10	70.00	77.00
Final package, UPS out to OSG.				
Reynolds, Lynn	5/18/09	.60	70.00	42.00
Write meo and e-mail material re: Plan Endorsement per request of Jim Ruggier, SonCo.				
Reynolds, Lynn	5/21/09	.60	70.00	42.00
Look up zoning for B Abelman. Send off more information to OSG.				
Reynolds, Lynn	5/21/09	.50	70.00	35.00
Phone call with Jim Ruggieri of SomCo PB re: PE grant finding and reimbursements.				
Reynolds, Lynn	5/21/09	.60	70.00	42.00
Review Ruggieri phone call with CVD. Look up SomCo e-mails for information about PE submission, billing. Telephone calle with B Abelman of OSG re zoning table needs.				
Reynolds, Lynn	5/26/09	2.40	70.00	168.00
Create MB zoning table for OSG.				
Reynolds, Lynn	5/27/09	.60	70.00	42.00
Miscl e-mails re: PE sent to OSG.				
Reynolds, Lynn	5/27/09	.20	70.00	14.00
Revise zoning table and send to OSG.				

Totals	11.30	1,009.50	
Total Labor			**1,009.50**
Reimbursable Expenses			
Reproductions		124.23	
Postage/Delivery		30.13	
Total Reimbursables		**154.36**	**154.36**
	Total this Invoice		**$1,163.86**

Terms: Net 15 Days

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.16
Invoice No: 0015191

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.16 Open Space & Recreation Plan

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount	
Planning Technician					
Reynolds, Lynn	5/27/09	.70	70.00	49.00	
Research Eastcoast Greenway, Rochambeau Trail, legal liablity issues for linkages portion of plan.					
Totals		.70		49.00	
Total Labor					**49.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Labor	49.00	9,233.20	9,282.20
Limit			14,385.00
Remaining			5,102.80

Total this Invoice **$49.00**

Terms: Net 15 Days

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.18
Invoice No: 0015192

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.18 Wastewater Management Plan

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount	
Planning Technician					
Reynolds, Lynn	5/20/09	.60	70.00	42.00	
Download new SomCO/NJDEP GIS files for SSA.					
Reynolds, Lynn	5/21/09	.50	70.00	35.00	
Memoes to RH, J DeM et al> re: requirements for sewer documentation.					
Reynolds, Lynn	5/21/09	.90	70.00	63.00	
New GIS maps of revised SSAa from NJ DEP					
Reynolds, Lynn	5/26/09	1.60	70.00	112.00	
Print out documents and maps of SSA for PB meeting. E-mails and slight map revision.					
Reynolds, Lynn	5/27/09	1.30	70.00	91.00	
Misc. e-mails, including to OSG.					
Totals		4.90		343.00	
Total Labor					**343.00**

Total this Invoice **$343.00**

Terms: Net 15 Days

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.24
Invoice No: 0015193

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.24 COAH - Research & coord. w/Hsg. Consult.

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount	
Principal					
van Dyke, Carter	5/12/09	1.50	165.00	247.50	
Coordination re: COAH and coordination with Shirly Bishop.					
van Dyke, Carter	5/14/09	.50	165.00	82.50	
COAH review.					
van Dyke, Carter	5/21/09	.50	165.00	82.50	
Coordination re: COAH					
van Dyke, Carter	5/26/09	1.00	165.00	165.00	
Attendance at Planning Board meeting.					
Totals		3.50		577.50	
Total Labor					**577.50**

Total this Invoice **$577.50**

Terms: Net 15 Days

Carter van Dyke Associates

INVOICE

CVDA

Landscape Architects/Planners

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

June 8, 2009
Project No: 03351.25
Invoice No: 0015194

Millstone Borough
1353 Main Street
Millstone, NJ 08844

Project 03351.25 County Land Swap

Professional Services from April 30, 2009 to May 27, 2009

Professional Personnel:

		Hours	Rate	Amount
Principal				
van Dyke, Carter	5/26/09	.50	165.00	82.50
Attendance at Planning Board meeting.				
van Dyke, Carter	5/26/09	.20	165.00	33.00
Revitalization plan and call to Van Cleef.				
Planning Technician				
Reynolds, Lynn	5/11/09	2.10	70.00	147.00
Rehabilition Plan: get names and parcel numbers of Rehab area owners, structures. E-mail to P Morris and P Orton.				
Reynolds, Lynn	5/14/09	.50	70.00	35.00
Phone calls to Tom Banker, P Orton and P Morris re: redevelopment orm.				
Reynolds, Lynn	5/15/09	3.50	70.00	245.00
Create "Certification of Conditions" report. Writ up information and memoes; e-mail to PB.				
Reynolds, Lynn	5/20/09	.90	70.00	63.00
Phone call to Kathy Auerbach re: bid for architectural survey to meet requirements of NJ HPO. Make CD of Millstone historic material for KA>				
Reynolds, Lynn	5/21/09	.20	70.00	14.00
Meet with K Auerbach re: proposal for hisotric survey of MB flooded properties.				
Reynolds, Lynn	5/26/09	.90	70.00	63.00
Make corrections to Certification of Area in Need of Rhabilitation report, as per Portia Orton, Print out report copies and mapping for public hearing at PB.				
Totals		8.80		682.50

Total Labor **682.50**

Total this Invoice **$682.50**

Terms: Net 15 Days

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Clerk properly signed and certified on this form 7 days prior to the regular meeting day.

BOROUGH OF MILLSTONE
1353 MAIN STREET
MILLSTONE, NJ 08844

No.

PAY TO: Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

FOR PROMPT PAYMENT – BE SURE TO RETURN WITH CLAIMANT'S CERTIFICATION SIGNED TO:
FINANCE OFFICER, BOROUGH OF MILLSTONE, 1353 MAIN STREET, MILLSTONE, NJ 08844

Date of Delivery or Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
May 2009	Rzem invoice no. 1053		58.50
	Van Cleef Inv 1054		341.25
	Van Cleef Litigation Inv 1055		2554.50
	Area in Need of Rehab Inv 1056		1203.64
	General Inv 1057		624.00
	TOTAL:		

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return for Payment:

x Gerald J. Muller

Gerald J. Muller, Planning Board Attorney

6/4/09

(date) (official position)

Delivery Slips received and checked:

(date) (signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

(Signature) (Title)

APPROPRIATION OR ACCOUNT CHARGED

Signature of Mayor, Council President or Borough Clerk

Certification of Availability of Funds:

(Finance Officer) (Date)

PAYMENT AUTHORIZED

This claim was approved for payment at the meeting of the Borough Council held

, 20

PAYMENT RECORD

Date: Check No:

Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

609 921-6077

Invoice submitted to:

Millstone Borough
1353 Main Street
Millstone NJ 08844

June 04, 2009

In Reference To: Rzem

Invoice # 1053

Professional Services

		Hours	Amount
5/1/2009	reviewing Offen e-mail	0.10	$19.50
5/11/2009	reviewing Norris McLaughlin letter to Lieberman	0.10	$19.50
5/18/2009	reviewing Norris, McLaughlin letter to court	0.10	$19.50
	For professional services rendered	**0.30**	**$58.50**
	Previous balance		**$585.00**
	Accounts receivable transactions		
5/21/2009	Payment - Thank You		($448.50)
	Total payments and adjustments		**($448.50)**
	Balance due		$195.00

Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

609 921-6077

Invoice submitted to:

Millstone Borough
1353 Main Street
Millstone NJ 08844

June 04, 2009

In Reference To: Van Cleef escrow

Invoice # 1054

Professional Services

		Hours	Amount
5/27/2009	telephone conversation with Meiser and e-mails from and to Meiser and to Piszkowski and Dorschner re deeds of subdivision and dedication	0.25	$48.75
5/28/2009	telephone conversation with Meiser, telephone conversation with Meiser's office, voice mail to and telephone conversation with Piszkowski, telephone conversation with Fung, voice mail to Dorschner and reviewing deed of subdivision and deed of dedication and revised instruments	1.25	$243.75
5/29/2009	voice mail from and to Dorschner; reviewing Meiser (2) and S. Van Cleef e-mails	0.25	$48.75
	For professional services rendered	**1.75**	**$341.25**
	Previous balance		**$633.75**
	Accounts receivable transactions		
3/23/2009	Payment - Thank You No. 1527		($195.00)
4/23/2009	Payment - Thank You		($48.75)
	Total payments and adjustments		**($243.75)**
	Balance due		$731.25

Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

609 921-6077

Invoice submitted to:

Millstone Borough
1353 Main Street
Millstone NJ 08844

June 04, 2009

In Reference To: Van Cleef Litigation

Invoice # 1055

Professional Services

		Hours	Amount
5/1/2009	telephone conversation with Offen; reviewing 2 Offen e-mails re objection response; reviewing Vandenberg letter; reviewing e-mail from and to Newman re notice	0.50	$97.50
5/4/2009	reviewing Offen e-mail	0.10	$19.50
5/11/2009	reviewing Meiser letter to COAH; telephone conversation with and e-mail to Orsen (COAH); voice mail to Offen; e-mail to clients re mediation; e-mail from and telephone conversation with Poch	0.60	$117.00
5/12/2009	preparation for and attend mediation; redrafting mediation agreement; drafting Master Plan notice	4.60	$897.00
5/13/2009	reviewing Fung e-mail, 5 Bishop e-mails, and van Dyke e-mail re OSG; telephone conversation with Bishop; voice mail from and telephone conversation with Conkling (Allies); redrafting notice, letters to adjoining muncipalities, and e-mails; e-mail to Piszkowski re publication; telephone conversation with Offen	2.30	$448.50
5/14/2009	e-mails from and to Fung, Bishop and Offen, editing FSP, and telephone conversation with van Dyke re FSP, ordinance, and Mediation Agreement; redrafting ordinance; telephone conversation with Bishop and Offen and telephone conversation with Bishop re FSP; e-mail to Fung re same	1.70	$331.50
5/15/2009	reviewing e-mails from Fung, Bishop (3), and Offen; e-mails to Meiser re Mediation Agreement and to Heck and Devoti re FSP; telephone conversation with Offen re Mediation Agreement	0.40	$78.00
5/18/2009	e-mail to van Dyke and Bishop re TND ordinance; e-mails from and to Bishop and telephone conversation and meeting with van Dyke re same	0.60	$117.00
5/19/2009	voice mail from Ringelheim and e-mail to Piszkowski re FSP posting; voice mail from and to and telephone conversation with Orsen re Mediation Agreement; e-mail to Meiser re ordinance; reviewing Offen e-mail	0.40	$78.00
5/20/2009	telephone conversation with Bishop; e-mail from Meiser and to Offen, etc.; e-mail from Bishop	0.20	$39.00
5/21/2009	reviewing Piszkowski e-mail and e-mail to Smeardon re posting FSP, e-mail from and to Meiser re ordinance, and telephone conversation with Meiser re Mediation Agreement	0.40	$78.00
5/26/2009	preparation for and attending hearing on FSP amendment	0.90	$175.50
5/27/2009	telephone conversation with Mesier; reviewing Bishop e-mail to Orsen and voice mail to Orsen re 5/26 results	0.20	$39.00

		Hours	Amount
5/28/2009	drafting FSP resolution	0.10	$19.50
5/29/2009	telephone conversation with Offen; reviewing Bonin e-mail and Bishop letter to Bzik	0.10	$19.50
	For professional services rendered	**13.10**	**$2,554.50**
	Previous balance		**$5,206.50**
	Accounts receivable transactions		
5/21/2009	Payment - Thank You		($1,618.50)
	Total payments and adjustments		**($1,618.50)**
	Balance due		$6,142.50

Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

609 921-6077

Invoice submitted to:

Millstone Borough
1353 Main Street
Millstone NJ 08844

June 04, 2009

In Reference To: Millstone area in need of rehab

Invoice # 1056

Professional Services

		Hours	Amount
5/1/2009	reviewing material re notice	0.10	$19.50
5/4/2009	office meeting re notice; voice mail from Babiak and to Offen	0.20	$39.00
5/11/2009	drafting Dorschner letter to floodplain residents; e-mail to Dorschner re letters; voice mail to Devoti	0.50	$97.50
5/12/2009	letters to property owners out	0.10	$19.50
5/13/2009	reviewing Dorschner e-mail and 2 Offen e-mails and telephone conversation with Offen re Babiak	0.50	$97.50
5/14/2009	telephone conversation with van Dyke; e-mail to Fung; telephone conversation with Babiak	0.30	$58.50
5/15/2009	reviewing H. Rezem letter and 2 e-mails from and to Reynolds re area in need study distribution; telephone conversation with Offen re Babiak	0.40	$78.00
5/17/2009	reviewing material	0.10	$19.50
5/18/2009	reviewing 2 Reynolds e-mails, area in need study, and related documents; telephone conversation with Dennigan (JPP attorney) re same; legal research re statutory criteria; drafting Planning Board resolution	0.90	$175.50
5/19/2009	redrafting Planning Board resolution; reviewing Offen e-mail	0.20	$39.00
5/21/2009	reviewing material	0.10	$19.50
5/26/2009	voice mail and telephone conversation with Devoti and e-mail to Heibell re area in need study; reviewing Reynolds e-mail and preparation for and attending hearing re same; telephone conversation with van Dyke re same	1.40	$273.00
5/27/2009	Babiak voice mail	0.10	$19.50
5/28/2009	voice mail from and telephone conversation with H. Rzem; voice mail to Babiak	0.20	$39.00
5/29/2009	telephone conversation with Babiak; telephone conversation with Offen	0.70	$136.50
	For professional services rendered	**5.80**	**$1,131.00**

Additional Charges :

		Amount	
5/12/2009	postage for mailing to property owners	$72.64	72.64

		Amount
	Total additional charges	**$72.64**
	Total amount of this bill	**$1,203.64**
	Previous balance	**$3,159.00**
	Accounts receivable transactions	
5/21/2009	Payment - Thank You	($1,306.50)
	Total payments and adjustments	**($1,306.50)**
	Balance due	$3,056.14

Miller Porter Muller & Gaynor, P.C.
One Palmer Square Suite 540
Princeton, NJ 08542

609 921-6077

Invoice submitted to:

Millstone Borough
1353 Main Street
Millstone NJ 08844

June 04, 2009

In Reference To: general planning board services

Invoice # 1057

Professional Services

		Hours	Amount
5/1/2009	e-mail from and to Reynolds re Plan Endorsement	0.10	$19.50
5/4/2009	reviewing DeMuro e-mail and e-mail to Offen and van Dyke re sewer	0.10	$19.50
5/12/2009	reviewing material re age-restriction legislation	0.20	$39.00
5/14/2009	editing minutes	0.30	$58.50
5/15/2009	reviewing material re HDC MP review	0.10	$19.50
5/18/2009	reviewing Bonin and Ruggieri e-mails re Plan Endorsement	0.10	$19.50
5/19/2009	redrafting Orton letter and demolition definitions and telephone conversation with Orton re same	0.30	$58.50
5/21/2009	reviewing County deeds; redrafting alternative demolition ordinance and e-mail to Piszkowski re same; revieiwng Reynolds e-mail	0.20	$39.00
5/22/2009	e-mail from and to Piszkowski	0.10	$19.50
5/26/2009	revieiwng material; attending Planning Board meeting	1.10	$214.50
5/27/2009	reviewing material	0.10	$19.50
	e-mail to Piszkowski re demolition ordinances	0.10	$19.50
5/28/2009	reviewing van Dyke, Kratina, Ableman (OSG) and DEPEs e-mails and e-mails from and to Offen re SSA	0.20	$39.00
5/29/2009	telephone conversation with Offen re demolition ordinance and SSA issue	0.20	$39.00
	For professional services rendered	**3.20**	**$624.00**
	Previous balance		**$916.50**
	Balance due		$1,540.50