Borough of Millstone

Planning Board
Regular Meeting
July 28, 2009

Official Minutes
Approved August 25, 2009

Chairman Dorschner called the meeting to order at 07:35 pm. There were nine 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:	Keith Dorschner	Carol Halm
	Carl Kestner	Richard McDermott
	Don Roden	

Also present:

Carter Van Dyke – Planning Consultant
Denise Piszkowski, Board Secretary

Absent:	Dan Devoti	Christine Fung
	Rebecca Newman	Jessica Pyatt

OPEN TO THE PUBLIC:

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

REDEVELOPMENT PLAN VISIONING SESSION PRESENTATION

Tom Banker explained to the Board that he was hired by the County of Somerset to examine the flood plains in the Borough. Mr. Banker outlined his background for the Board. He also informed the Board that he would be assisting the Borough with the rehabilitation/redevelopment project. Mr. Banker gave an overview of the proposal to the Board and public, which includes the relocation of some of the historic homes. Mr. Banker presented maps outlining the affected properties. He then explained the Area in Need of Rehabilitation project and outlined the initial project discussions which determined that the Somerset County Improvement Authority, would be the agent for the Borough, acting at the direction of the Borough. Mr. Banker outlined the processes that would take place, this would include Public Hearings with recommendations by the Board to Council for final adoption. Mr. Banker also explained what the relocation process would entail for the property owners. He expressed that the Redevelopment Plan would most likely be presented to the Board in the fall and if all goes well all agreements could be finalized by spring of 2010. Mr. Banker also explained some of the environmental, historical and other issues that could affect the timeline.

Ms. Halm asked Mr. Banker about his position as the Agent for the county. She also asked what role FEMA would have in this process. Mr. Van Dyke explained that FEMA could be a source of funding. Ms. Halm then asked if FEMA would have a positive or negative affect on the process. Mr. Van Dyke stated that this is something that is not known at this time. He also stated that SHIPPO would have the archeological studies done for historical purposes. Mr. Van Dyke also stated that an evaluation would have to be done by an architect on each home and property and reviewed by SHIPPO. Mr. Van Dyke

continued to explain the process. A discussion ensued. Mr. Banker further explained the processes and agencies involved. Mr. Banker also stated that the properties will not be required to relocate their properties, this is a totally voluntary process.

On a motion by Ms. Halm, seconded by Mr. Roden, the Board opened the meeting for a public work session.

WORK SESSION

Ms. Morris, Main Street, HDC member, clarified that the properties were being moved from one section of the historic district to another. The proposed relocation area is not a historic district. She also informed Mr. Banker that this process needed the approval of the HDC before any of the homes could be moved. Ms. Morris continued to express her concerns. Mr. Van Dyke explained that the best archeologist in the state will be hired to do the required studies for the Borough. He also explained what other professionals would be hired to work in the best interest of the Borough. Ms. Morris continued to express her concerns. The discussion continued.

While still in open session the Board opened a work session to discuss the visioning plan with public input.

On a motion by Mr. Roden, seconded by Ms. Halm, the Board closed the meeting the public work session.

Mr. Van Dyke handed out a memo of estimated costs for archeological, survey and planning services. A discussion ensued.

APPROVAL OF MEETING MINUTES

On a motion by Mr. McDermott, seconded by Mr. Roden, the Board approved the June 23, 2009 meeting minutes.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

Mr. Van Dyke explained his invoices and gave the Board a status of his projects.

On a motion by Mr. Dorschner, seconded by Mr. Roden, the Board approved the June 2009 invoices submitted by Mr. Muller and Mr. Van Dyke.

DISCUSSION

Mr. Dorschner asked the Board for input about putting Board documents on the Website. Mr. Van Dyke commented that the Land Use Code has not been codified and explained what needed to be done to make the Land Use Code user friendly. Mr. Van Dyke recommended updating the Zoning Map and adopting it. He also commented that documents could not be put on the website without being adopted.

Mr. Dorschner informed the Board that John Prudente resigned and the Mayor informed the Board that Mr. Roden was now a Class IV member

On a motion by Mr. Roden, seconded by Mr. McDermott, the Board opened the meeting to the public. There being no public comment the meeting was closed to the public.

The Mayor reminded the Board that the State required class must be taken by new Board members within 6 months of being appointed.

REPORTS

Carol Halm, Council Person

- A grant application filed for park funding
- The building and grounds community service worker was leaving for school. A replacement would be appointed.
- Council was researching having the Dickenson property being fenced. Ms. Halm commented that vacant properties are in major disrepair and Mr. Devoti is trying to contact property owners and/or attorneys for the properties.
- Sign debris multitude of signs is being researched
- The Governor signed into affect a dissolution of the Boroughs school district, so the Borough will no longer have a BoE. The current BoE member, Ms. Hewitt, will finish out the year and the seat will be dissolved. A Millstone resident can run for a seat on the Hillsborough Board. The Borough will be responsible for all future expenses of the Hillsborough Board of Ed. Going forward the Borough residents will now vote on the Hillsborough BoE budget.
- The farmers market put on hold due to fees and a late start.
- The lighting at Town Hall is being upgraded. The Borough will purchase lighting and PSEG will install it.
- The auditors asked that professionals submit their invoices in a timelier manner.
- Ms. Newman reported that 70 permits, going back to the 80's, were never closed so final inspections were never done and as such the properties were never assessed properly
- Ms. Orton noted part of the road near her property has poor runoff
- The Borough Budget was amended by $4.20 and was passed
- The tax bills will be mailed as soon as the State approves the Borough's budget. There will be an extension.
- The resolution to refund tax overpayments passed
- The TND Ordinance was tabled.

Carter Van Dyke, Planning Consultant

Mr. Van Dyke explained the plan endorsement response received from office of smart growth. A steep slope ordinance, and other ordinances are needed for this. He is currently waiting for comments from the Plan Endorsement Committee.

Mr. Van Dyke explained that the sewer service boundaries plan was passed out and the DEP is being obstinate about sewer service areas. The County is having this corrected.

Mr. Van Dyke informed the Board that a letter was received from COAH accepting the Borough's redevelopment plan and is in the 45 day review process. He will make sure the proper notices have been done.

Mr. Van Dyke asked if any of the Board members would to do a walkabout of the Borough to scope out walking paths.

On a motion by Mr. McDermott, seconded by Mr. Roden, the Board agreed to adjourn the meeting at 9:47 pm.

Submitted,

Denise Piszkowski
Planning Board Secretary