Borough of Millstone

Planning Board
Regular Meeting
August 25, 2009

Official Minutes
Approved October 27, 2009

Chairman Dorschner called the meeting to order at 7:30 pm. There were four 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
	Carl Kestner	Richard McDermott
	Jessica Pyatt	Don Roden
Also present:	Gerald J. Muller, Esq – Planning Board Attorney	
	Carter Van Dyke – Planning Consultant	
	Denise Piszkowski, Board Secretary	
Absent:	Christine Fung	Carol Halm
	Rebecca Newman	

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

Open to the Public:
Ms. Orton, HDC, thanked Mr. Van Dyke for the report that he gave her and pointed out the errors in the report. They discussed the errors.

Ms. Morris, HDC, reviewed the architect proposals with Mr. Van Dyke and they discussed them.

Mayor Heck informed the Board that the Borough received a $65,000 grant from the economic stimulus package. He also informed the Board that Council adopted an abandoned house ordinance and explained what it entailed.

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

APPROVAL OF MEETING MINUTES
On a motion by Mr. Dorschner, seconded Mr. Roden, the Board approved the July 28, 2009 meeting minutes with changes recommended by Mr. Van Dyke. Ms. Pyatt and Mr. Devoti abstained

REVIEW AND VOTE ON PROFESSIONALS' INVOICES
On a motion by Mr. Dorschner, seconded Mr. McDermott, the Board approved the July 2009 invoices submitted by Mr. Van Dyke and Mr. Muller.

DISCUSSION:
Ms. Pyatt informed the Board that she attended a workshop in June given by DEP regarding local government greenhouse gas grants. She explained the grant, the process to apply for the grant and what benefit it could be to the Borough. A discussion ensued.

On a motion by Mr. Dorschner, seconded Mr. McDermott, the Board asked that Ms. Pyatt submit applications for two grants, one to supplement the trail program and one to support the rehabilitation program.

Mr. Van Dyke presented a map based on the July public work session regarding the Rehabilitation Plan to the Board and explained the changes and what would be at or on each property location. A discussion ensued.

On a motion by Mr. Dorschner, seconded Mr. Roden, the Board opened the meeting to the public.

Nina Psihoules, 7 South River Street, asked about what if she didn't want to move her house what the backup plan would be. Mr. Van Dyke informed her that it wasn't mandatory and explained that the current plan was just preliminary and there were many details to be worked out. A discussion ensued. Ms. Psihoules expressed her concern that the funding would not be enough for her to be included in either a relocation or an elevation of her property. The Board discussed possible options for Ms. Psihoules.

Ms. Morris, HDC, expressed the importance of an accurate historic evaluation of the properties involved.

The rehabilitation plan discussion continued with members of the public.

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

The Board continued to discuss the rehabilitation plan and different options of the plan.

Mr. Van Dyke explained the proposed ordinance to repeal the mixed-use mandatory cluster district to the Board. Mr. Muller suggested some changes so that it could be adopted separately from the TND ordinance changes. Mr. Devoti asked why it needed to be done without the TND Ordinance changes. A discussion ensued. Mr. Muller explained the process for adopting both ordinances.

Motion by Mr. McDermott, seconded by Mr. Devoti, to change the ordinance from MUMC to the Park District, with an aye vote by all Mr. Muller will change the ordinance.

Mr. Van Dyke handed out a revised chart of the zoning district regulations.

Mr. Van Dyke showed the Board some informational material regarding the Van Cleef tract and informed them that some of the information is being corrected.

OSG assessment text comments are being collected for review by the Board.

Mr. Van Dyke recommended that the zoning table be put on the website. It will be sent to Denise for posting.

MR. DEVOTI, ZONING OFFICER REPORT

Mr. Devoti reported that Dickinson were taken to court and they were told that they have to clean up the yard and they informed Mr. Devoti that they were hoping the house would be sold. The new ordinance will help him to get this issue resolved.

Mr. Muller explained the new rules regarding the COAH obligation. A discussion ensued.

The Board discussed the Blackshear property.

At 9:13 pm the Board agreed to adjourn the meeting.

Submitted,

Denise Riszkowski
Planning Board Secretary