

Borough of Millstone

Planning Board
Regular Meeting
January 8, 2008

Chairman Dorschner called the meeting to order at 7:32 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:	Dan Devoti	Keith Dorschner
	Carol Halm	Ray Heck arrived at 8:04 pm
	Richard McDermott	Jessica Pyatt

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

Absent: Sal Ciurleo Christine Fung
Frank Maffie Rebecca Newman
Carter Van Dyke – Planning Consultant

NEW BUSINESS

Ms. Halm informed the Board that there were no new members and that Mr. Heck was currently seeking candidates for the open positions.

Mr. Dorschner stated that he would contact Mr. Maffie regarding his lack of attendance at the Board meetings.

Mr. Dorschner asked if anyone thought that Ms. Newman would still like to maintain the vice-chairperson position. A discussion ensued that Ms. Newman had stated that she would be agreeable to staying in the position

Mr. McDermott nominated Mr. Dorschner for Chairperson and was seconded by Ms. Halm. Mr. Dorschner accepted the nomination and with an aye vote by all Mr. Dorschner was appointed Chairperson of the Board for 2008.

Mr. Dorschner nominated Ms. Newman for Vice-Chairperson and was seconded by Ms. Pyatt. With an aye vote by all Ms. Newman was appointed Vice-Chairperson of the Board for 2008.

Mr. Dorschner asked for the Boards comments on the contracts presented by Ms. Bishop, Mr. Muller and Mr. Van Dyke. Mr. Muller stated that the contract he presented has an error and the correct contract price is \$195 per hour.

On a motion by Mr. Dorschner seconded by Mr. Devoti and with an aye vote by all the Board approved the contracts for Ms. Bishop, Mr. Muller and Mr. Van Dyke.

The Board reviewed the 2008 meeting schedule and discussed if the January 22, 2008 meeting was needed.

On a motion by Mr. Dorschner seconded by Mr. Devoti and with an aye vote by all the Board approved the contracts for Ms. Bishop, Mr. Muller and Mr. Van Dyke.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes from the December 18, 2007 meeting and asked for some minor changes.

On a motion by Ms. Halm, seconded by Ms. Pyatt, the Board approved the December 18 2007 meeting minutes.

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

OPEN TO THE PUBLIC:

Ms. Halm introduced Ms. Denene Smeardon as the new council person.

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

Mr. Dorschner informed the Board that Mr. Muller had some executive session items to discuss with the Board.

The Board discussed if they should meet on January 22, 2008. Ms. Halm asked if the Potts would be at this meeting. The Board discussed if the meeting would be necessary and if the Potts would have their application ready for this meeting or if the Hepworths would be ready. The Board decided that January 22, 2008 meeting would be held.

REPORTS

Ms. Halm, Council Person

- Ms. Smeardon and Mr. Dempster were sworn in as new Council Members and Mr. Scott Ross was sworn in to complete Mr. Hewitt's term.
- Mr. Bill Poch was re-appointed President.
- There are no changes to the Borough's professionals.
- A temporary budget was adopted and a budget work session will be held after the next council meeting.
- A \$50,000 grant for South River Street and \$5,000 grant from FEMA was received. Ms. Halm informed the Board that South River Street road might be realigned and will be discussed at the next meeting.
- Mr. DeMuro requested the Mr. Della Pia create a line item for grant money received.

Ms. Halm informed the Board that she had spoken with JoAnne (Dickinson) Patrowitz and her husband, Mike, regarding the estate of Hazel Dickinson. They had obtained an appraisal on the property, but without evaluating the house because they couldn't get inside. Mr. and Mrs. Dickinson decided to start with a selling figure of \$250,000.00 and see if they received any responses. They had contacted both adjoining property owners about putting a bid in for the property.

The Board discussed who is in control of what happens to property and their concerns regarding the deterioration of the outer structure. The main structure is in not bad shape for 150 year old home. Ms. Halm wants to know who was responsible for determining if the property is or is not structurally sound.

Mr. Dorschner stated that the Historic District Commission should have input on what is done with this property because it is in the Historic district. Mr. Muller stated that permits must be issued if the home is to be demolished and a certificate of approval from the Historic District Commission must be obtained. Mr. Muller read the ordinance and informed the Board that the Historic District Commission could decline to approve a demolition. A discussion ensued.

Ms. Halm informed the Board that 1351 Main Street, the Grimshaws, had signs stating that there was a monogramming business on the property. Ms. Halm asked about the legality of a home business in the Borough. Mr. Devoti stated that the signage is an issue. Mr. Muller informed the Board that a home business required conditional use approval from the Board and read the Conditional Use Ordinance to the Board. A discussion ensued on what documentation the Board should request for a home based business in a residential zone and what fees are required for a site-plan application. Mr. Devoti stated that he would send a letter regarding the violation of the Sign Ordinance and informing them that they required approval from the Board for a home business and also informing them of the January 2008 meeting date.

Mr. Heck asked about the January 22, 2008 meeting and stated that he doesn't feel that this meeting should be held. The Board decided to hold the January 22, 2008 meeting.

Mr. Heck asked about a Borough owned property and if it had any restrictions. He informed the Board that he would like to research moving flood prone historic homes to this site with help from FEMA. Ms. Piszkowski stated that she would get a copy of the deed for this property, block 5 lot 29 (main street), for Mr. Heck. A discussion ensued on these flood prone properties and possible options

Mr. Devoti informed the Board that he has not had any updates on the Blackshear property. Mr. Heck stated his concern that this property is a safety hazard. A discussion ensued. Mr. Devoti stated he would stop by the Franklin Township Court office for an update.

Mr. Heck asked if Ms. Smeardon, new council person, could stay for the executive session. Mr. Muller stated that this would be ok.

Mr. Heck informed the Board that the meetings would soon be shown on the website.

There being no public, on a motion by Mr. Dorschner, seconded Mr. Heck, the Board went in to Executive Session.

On a motion by Ms. Halm, seconded by Mr. Devoti, the Board agreed to close executive session adjourn the meeting at 9:49 pm.

Submitted,


Denise Piszkowski

Planning Board Secretary