



Millstone Borough
REGULAR MEETING AGENDA
October 18, 2021

In Compliance with the recent NJ State Executive Orders, the Borough Council meeting will be held virtually. The meeting will be conducted via the Zoom Meeting program and all are invited to participate. Meeting details are as follows;

Topic: Millstone Borough Council regular meeting for October 18, 2021
Time: Oct 18, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89903004962?pwd=Um43b0ljMVBWS2o2TWZXWHQxZHMvUT09>

Meeting ID: 899 0300 4962

Passcode: 868847

One tap mobile

+13126266799,,89903004962#,,,,*868847# US (Chicago)

+19292056099,,89903004962#,,,,*868847# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 899 0300 4962

Passcode: 868847

Find your local number: <https://us02web.zoom.us/j/89903004962>

TIME: 7:30 PM

CALL TO ORDER – OPENING STATEMENT: The Regular meeting of the Borough Council, Borough of Millstone will please come to order. Adequate notice of this meeting has been noticed to the Hillsborough Beacon and Courier News. 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.

PLEDGE TO THE FLAG:

ROLL CALL:

Councilman Robert Galli
Councilwoman Karen Kidd
Councilman Jason Klett
Councilwoman Kristen Ross
Councilman Jonathan Stashek
Council President Alan Kidd
Mayor Raymond Heck



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MINUTES:

- none

REPORTS:

- Assessor –
- Clerk –
- Emergency Management (OEM/State Police/Fire) –
- Finance/Tax Collection –
- Historic Commission –
- Recreation Commission –

COUNCIL REPORTS:

- Buildings and Grounds -
- Planning Board –
- Traffic and Roads -

MAYOR'S REPORT:

MEETING OPEN TO THE PUBLIC:

- Motion to Open the Meeting to the Public
- Motion to Close the Meeting to the Public

CLAIMS FOR PAYMENT

- **RESOLUTION AUTHORIZING THE PAYMENT OF CLAIMS AGAINST THE BOROUGH OF MILLSTONE**

WHEREAS, request for payment has been made in connection with the attached claims against the Borough of Millstone as shown on the attached detail; and

WHEREAS, the Chief Financial Officer has certified the availability of funds to pay for the following claims; and

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF MILLSTONE IN THE COUNTY OF SOMERSET, NEW JERSEY, that the proper Borough Officials are hereby authorized to pay the following bills, subject to and contingent upon appropriation of sufficient funds and that this authorizing Resolution be and is hereby made a part of the official records of the Borough of Millstone.

NEW BUSINESS:

- **RESOLUTION OF THE BOROUGH OF MILLSTONE, COUNTY OF SOMERSET, STATE OF NEW JERSEY, DESIGNATING LOT 1, 2, 3A AND 8 IN BLOCK 8 WITHIN THE BOROUGH AS A “NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT”**



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WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “*Redevelopment Law*”) authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment,” as defined in the LRHL; and

WHEREAS, pursuant to the LRHL, the Borough Council of the Borough of Millstone (the “*Borough Council*”) did previously, by Resolution adopted April 15, 2019 (the “*Referral Resolution*”) refer the property identified on the Borough’s tax map as Lots 1, 2, 3A, and 8 in Block 8 (the “*Study Area*”) to the Borough’s Planning Board for the Planning Board to perform a preliminary investigation to determine whether the Study Area qualifies as an “area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Referral Resolution specified that, if the Study Area should qualify as an “area in need of redevelopment” under the LRHL, it should be a “non-condemnation area in need of redevelopment” as contemplated by the LRHL; and

WHEREAS, the Borough’s Planning Board (the “*Planning Board*”) prepared a preliminary investigation report entitled Preliminary Investigation for Determination of Redevelopment Area dated October 1, 2020 – revised December 15, 2020 (the “*Preliminary Investigation*”), which included a map of the Study Area and recommendations concerning whether the Study Area qualified as an “area in need of redevelopment” in accordance with the LRHL; and

WHEREAS, the Planning Board considered the recommendations in the Preliminary Investigation at its duly-noticed public meeting held on December 15, 2020; and

WHEREAS, at its duly-noticed public meeting held on December 15, 2020, the Planning Board adopted the recommendations of its preliminary investigation and recommended that the Council designate the Study Area as a “non-condemnation area in need of redevelopment” in accordance with the LRHL; and

WHEREAS, in accordance with the requirements of the LRHL, the Council has determined that the Study Area meets certain requirements as outlined in the Preliminary Investigation and LRHL to be designated as a “non-condemnation area in need of redevelopment;”

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Millstone as follows:

Section 1. The Borough Council hereby designates the Study Area (identified as Tax Block_8, Lots 1, 2, 3A, and 8 as a “non-condemnation area in need of redevelopment,” which designation allows the Borough Council to, among other things, adopt and implement a redevelopment plan for the Study Area in accordance with the requirements and prerequisites of the LRHL and to contract with a redeveloper for the redevelopment of the Study Area.

Section 2. The Borough Council hereby directs that the Borough Clerk transmit a copy of this Resolution to the Commissioner of the Department of Community of Affairs for review in accordance with the LRHL.

Section 3. The Study Area shall be known as the “Van Cleef Property” Redevelopment Area.



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Section 4. The Council is hereby directed to take such further action as may be necessary in accordance with the LRHL in order to prepare a redevelopment plan for the Van Cleef Property Redevelopment Area that will be adopted by Ordinance of the Borough pursuant to the procedures outlined in the LRHL.

Section 5. This resolution shall take effect in accordance with applicable law.

- Comcast Franchise Renewal public hearing
 - Motion to Open the Meeting to the Public
 - Motion to Close the Meeting to the Public

OLD BUSINESS:

- Sewers –

EXECUTIVE SESSION (if necessary):

WHEREAS, the law commonly known as the “Sunshine Law” requires that Borough Council meetings be open to the public except for the discussion of certain subjects; and

WHEREAS, the “Sunshine Law” requires that a closed session be authorized by Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Millstone that the balance of this meeting shall be closed to the public; and

BE IT FURTHER RESOLVED, that the meeting shall be adjourned at the end of the closed session; and

BE IT FURTHER RESOLVED, that the subjects to be discussed and the time of public release of the minutes of the closed session are indicated below:

SUBJECT MATTER

Contract Negotiations

TIME WHEN AND THE CIRCUMSTANCES UNDER WHICH THE SUBJECT MATTER CAN BE DISCLOSED

When the matter is concluded.

ADJOURNMENT of Regular Meeting:



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October 18, 2021 Claims list

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Purchase Order Listing By P.O. Number

Page No: 1

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Include Non-Budgeted: Y

Open: N Paid: Y Void: N
 Rcvd: Y Held: N Aprv: Y
 Bid: Y State: Y Other: Y Exempt: Y

Paid Date Range: 09/21/21 to 12/31/21

PO #	PO Date	Vendor	Amount	Charge Account	Contract Acct Type Description	PO Type	First Stat/Chk	Rcvd Enc Date	Chk/Void Date	Invoice
21-00002	01/10/21	OFFENSTE STEPHEN OFFEN				B				
		15 LEGAL SERVICES-SEPT	110.00	1-01-20-155-200	B LEGAL-OTHER EXPENSES		P 5149	01/10/21	10/09/21	10/18/21 11152472
		16 LEGAL SERVICES-SEPT	500.00	1-01-20-155-200	B LEGAL-OTHER EXPENSES		P 5149	01/10/21	10/09/21	10/18/21 11152473
			610.00							
21-00003	01/10/21	VERIZONW VERIZON WIRELESS				B				
		10 WIRELESS COMMUNICATION	222.81	1-01-31-440-210	B TELEPHONE		P 5141	05/31/21	10/09/21	10/09/21 9889248220
21-00010	01/12/21	PSEG PSE&G				B				
		11 ELEC;66 363 804 03; AMWELL	94.90	1-01-31-435-205	B STREET LIGHTING		P 5150	01/12/21	10/09/21	10/18/21 BD: 10/5/21
21-00011	01/12/21	PSEG PSE&G				B				
		11 ELEC;65 081 353 09;AMWELL&MAIN	97.98	1-01-31-435-205	B STREET LIGHTING		P 5151	01/12/21	10/09/21	10/18/21 BD: 10/5/21
21-00012	01/12/21	PSEG PSE&G				B				
		11 ELEC; 13-014-015-01; VARIOUS	710.95	1-01-31-435-205	B STREET LIGHTING		P 5152	05/31/21	10/09/21	10/18/21 BD:OCT 8, 2021
21-00017	02/02/21	RLDATA R & L DATA CENTERS				B				
		14 PAYROLL ACT 8R-8R - SEPT	156.00	1-01-20-100-200	B A&E-OTHER EXPENSES		P 5154	04/13/21	10/11/21	10/18/21 104561
21-00019	02/02/21	NJAMWATE NJ AMERICAN WATER				B				
		10 ACCT 210022797651;HYDRANTS	1,041.86	1-01-25-265-202	B FIRE HYDRANT SERVICE		P 5147	04/13/21	10/09/21	10/18/21 BD:SEPT 20,2021
21-00020	02/02/21	NJAMWATE NJ AMERICAN WATER				B				
		10 ACCT 210022093410; MAIN ST	27.67	1-01-26-300-200	B BUILDINGS&GROUNDS-OTHER EXPENSES		P 5148	04/13/21	10/09/21	10/18/21 BD:SEPT 23,2021
21-00021	02/02/21	COMCAST COMCAST				B				
		10 INTERNET/VOICE SERVICE	167.66	1-01-31-440-210	B TELEPHONE		P 5143	05/29/21	10/09/21	10/18/21 BD: 9/11/21
21-00024	02/08/21	REPUBLIC REPUBLIC SERVICES				B				
		10 SANITATION SERVICES; SEPTEMBER	2,774.42	1-01-26-305-200	B SANITATION-OTHER EXPENSE		P 5153	05/31/21	10/09/21	10/18/21 0865-002123122
21-00035	03/04/21	GANNETNJ GANNETT NJ NEWSPAPERS				B				
		10 LEGAL AD-8/27/21-ORD 2021-003	47.90	1-01-20-110-200	B MAYOR & COUNCIL-OTHER EXPENSES		P 5145	08/28/21	10/09/21	10/18/21 0004083014



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PO #	PO Date	Vendor	Amount	Charge Account	Contract Acct Type	PO Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice
21-00045	04/05/21	COMPASSM COMPASSMSP				B					
11		MICROSOFT EMAIL PLAN-OCT	100.00	1-01-20-140-200	B	INFORMATION TECHNOLOGY - OTHER EXPENSES	P	5144 05/12/21	10/09/21	10/18/21	152100
21-00061	04/01/21	AWCONTRA A.W. CONTRACTING				B					
13		LANDSCAPE SERVICES-SEPT	350.50	1-01-26-300-200	B	BUILDINGS&GROUNDS-OTHER EXPENSES	P	5158 08/01/21	10/12/21	10/18/21	SEPT SERVICES
21-00074	06/01/21	SDGSECUR SDG SECURITY				B					
3		4th Qtr Monitoring 2021	147.80	1-01-26-300-200	B	BUILDINGS&GROUNDS-OTHER EXPENSES	P	5159 06/01/21	10/12/21	10/18/21	21105004
21-00094	08/31/21	JPMONZO JPMONZO MUNICIPAL CONSULTING				B					
1		Fiscal Impact Analysis	2,500.00	1-01-20-130-200	B	FINANCE-OTHER EXPENSES	P	5146 08/31/21	10/09/21	10/18/21	
21-00103	09/25/21	NJPENSIO STATE OF NEW JERSEY				B					
1		2021 3RD QTR PENSION PYMT	726.49	1-01-55-901-004	B	DUE TO/FROM PAYROLL	A	09/25/21	09/28/21		
21-00104	09/26/21	CAPITALA MILLSTONE BOROUGH				B					
1		CHARGING 2021 FOR CAPITAL	10,000.00	1-01-44-901-215	B	CAPITAL IMPROVEMENT FUND	P	5142 09/26/21	10/11/21	10/18/21	
2		CHARGING 2021 FOR CAPITAL	10,000.00	1-01-44-901-216	B	CAPITAL IMPROVEMENT-PAVING/RD CONSTRUCTIO	P	5142 09/26/21	10/11/21	10/18/21	
3		CHARGING 2021 FOR CAPITAL	9,000.00	1-01-44-902-217	B	CAPITAL IMPROVEMENT-GENERATOR	P	5142 09/26/21	10/11/21	10/18/21	
4		CHARGING 2021 FOR CAPITAL	5,000.00	1-01-44-902-219	B	CAPITAL IMPROVEMENT - PARKING LOT	P	5142 09/26/21	10/11/21	10/18/21	
5		CHARGING 2021 FOR CAPITAL	8,000.00	1-01-44-903-218	B	CAPITAL IMPROVEMENT-TREE REMOVAL/PRUNING	P	5142 09/26/21	10/11/21	10/18/21	
			42,000.00								
21-00106	10/09/21	SOMERCCTY SOMERSET COUNTY				B					
1		4TH QTR TAXES 2021 - COUNTY	43,937.05	1-01-55-907-001	B	COUNTY TAXES PAYABLE	P	5155 10/09/21	10/09/21	10/18/21	4TH QTR CTY
21-00107	10/09/21	SOMERCCTY SOMERSET COUNTY				B					
1		4TH QTR TAXES 2021 - LIBRARY	6,417.22	1-01-55-907-001	B	COUNTY TAXES PAYABLE	P	5160 10/09/21	10/18/21	10/18/21	4TH QTR LIBRARY
21-00108	10/09/21	SOMERCCTY SOMERSET COUNTY				B					
1		4TH QTR TAXES 2021-OPEN SPACE	4,156.26	1-01-55-907-001	B	COUNTY TAXES PAYABLE	P	5157 10/09/21	10/09/21	10/18/21	4TH QTR OPEN SP
21-00109	10/05/21	MILLPAYR MILLSTONE BORO PAYROLL				B					
1		OCTOBER PAYROLL/RETRO	6,784.36	1-01-55-901-004	B	DUE TO/FROM PAYROLL	P	112 10/05/21	10/09/21	10/18/21	OCT/RETRO
2		OCT OASI/RETRO OASI	519.02	1-01-36-472-213	B	SOCIAL SECURITY	P	112 10/05/21	10/09/21	10/18/21	OCT/RETRO OASI
			7,303.38								

Total Purchase Orders: 21 Total P.O. Line Items: 27 Total List Amount: 113,590.85 Total Void Amount: 0.00



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PO #	PO Date	Vendor	Amount	Change Account	Contract Acct Type	PO Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice
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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	1-01	113,590.85	0.00	0.00	113,590.85
Total of All Funds:		113,590.85	0.00	0.00	113,590.85