



# 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=Um43b0ljMVBWS2o2TWZlXWlQxZHMvUT09>

**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?pwd=Um43b0ljMVBWS2o2TWZlXWlQxZHMvUT09>**

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**TIME:** 7:30 PM

**CALL TO ORDER – OPENING STATEMENT:** Mayor Heck called the meeting to order with the reading of the following 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:** Mayor Heck led those present on the flag salute.

### **ROLL CALL:**

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



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#### **MINUTES:**

- None – Clerk Bonin reported that both the September and October minutes will be presented in November.

#### **REPORTS:**

- Assessor – none
- Clerk – Clerk Bonin reminded everyone the general election is scheduled for November 2, 2021. Early voting is an option in New Jersey
- Emergency Management (OEM/State Police/Fire) – Mayor Heck reported that he is still doing Ida clean up and the Borough is 99% clean. Catch basins still need to be cleaned and the large drains also will be cleaned by the County. He stated that leaves dropping are a problem. Mayor Heck commented the Borough is making a request for assistance on what was affected in the town by Ida and we are seeking FEMA reimbursement.
- Finance/Tax Collection – CFO Vesce reported our tax collection rate is 98%.
- Historic Commission – Mayor Heck reported the Historic Commission Journey to the Past event was held again and was excellent. Covid restrictions brought smaller crowds but still there was a considerable amount of people. Millstone Borough has a lot of history and historical artifacts.
- Recreation Commission – no report

#### **COUNCIL REPORTS:**

- Buildings and Grounds – no report
- Planning Board – Councilman Galli reported there was not much to report other than there was a discussion of renewing Carter Van Dyke and Gerry Muller contracts for another year.
- Traffic and Roads – Mayor Heck reported that he got update from County to get Maple Terrace paved in first week of November. It should be a quick project.

#### **MAYOR'S REPORT:**

Mayor Heck reported that he has taken steps to renew or flood mitigation plan which includes more houses being evaluated for possible flood mitigation. Most of the flood prone homes that were elevated did not flood although one did have some water on the first floor. The Borough is looking at possibly 4 more structures for elevation and 2 more for relocation.

Mayor Heck is working with the County to get the gas station moved out of flood plain via a land swap.

Mayor Heck commented that he and Clerk Bonin met with representatives from Mott McDonald regarding the borough's potential sewer design. Councilman Galli asked if sewer would be gravity fed. Mayor Heck stated that would be the goal as much as possible

#### **MEETING OPEN TO THE PUBLIC:**

- Motion to Open the Meeting to the Public

Councilwoman Ross offered a motion to open the meeting to the public. Seconded by Councilman Stashek



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Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes

- Motion to Close the Meeting to the Public

There being no public wishing to be heard, Councilman Stashek offered a motion to close the meeting to the public. Seconded by Councilwoman Ross.

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes

### **Comcast franchise renewal public hearing**

Mayor Heck introduced Robert Clifton, government representative for Comcast. Mayor Heck outlined the franchise renewal process. Mr. Clifton stated that Comcast is only looking for a 10 year renewal period.

Mayor Heck asked if Comcast still provides senior citizen discounts. Mr. Clifton stated that is considered discriminatory pricing, but they do provide 10% if the user meets NJ senior taxation criteria.

Mayor Heck asked about signal consistency and wireless 5g. Mr. Clifton said Comcast is a wired company and will continue to maintain services and equipment. In south NJ Comcast has a control center to see when outages occur to dispatch crews quickly. Comcast is constantly maintaining and upgrading system.

Mayor Heck asked about municipal services provided to NJ municipalities, for the Borough the local cable channel is a vital OEM tool. He stated our tv station equipment is aging and in need to be upgraded. Mayor Heck asked will Comcast provide a technology grant to Millstone so we can update our systems? Mr. Clifton responded Comcast will include a grant offer in the contract that he sends to the Borough.

Councilman Galli asked what channel is the Borough's Comcast tv station. Mayor Heck stated we have channels 19 and 29.

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

Councilwoman Ross offered a motion to open the meeting to the public. Seconded by Councilman Stashek

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes

- Motion to Close the Meeting to the Public

There being no members of the public wishing to be heard, Councilwoman Ross offered a motion to close the meeting to the public. Seconded by Councilman Stashek

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes



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### CLAIMS FOR PAYMENT

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

Councilwoman Ross offered a resolution to authorize the claims for payment. Seconded by Councilman Stashek

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes,

**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”**

Councilman Stashek offered a resolution to establish a redevelopment area. Seconded by Councilman Galli.

Attorney Offen explained that this resolution would place a PILOT upon the Van Cleef parcel if that is what the Borough Council desires.

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes,

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



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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.

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.

### **OLD BUSINESS:**



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- Sewers – Mayor Heck stated he already reviewed his discussion with Mott McDonald and next week they will be coming to tour town to get an idea of the community,

### **EXECUTIVE SESSION (if necessary):**

Councilwoman Ross offered a resolution to enter executive session at 8:04 PM. Seconded by Councilman Stashek

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes,

**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:**

Councilman Stashek offered a motion to adjourn the regular meeting at 8:17 PM. Seconded by Councilwoman Ross

Roll Call: Galli – yes, Klett – yes, Ross – yes, Stashek – yes,

Attested to:

Gregory J. Bonin, Borough Clerk



# Millstone Borough REGULAR MEETING AGENDA October 18, 2021

## October 18, 2021 Claims list

October 13, 2021 11:39 PM				Millstone Borough Purchase Order Listing By P.O. Number			
P.O. Type: All				Open: N Paid: Y Void: N			
Range: First to Last				Rcvd: Y Held: N Aprv: Y			
Format: Detail without Line Item Notes				Paid Date Range: 09/21/21 to 12/31/21			
Include Non-Budgeted: Y				Bid: Y State: Y Other: Y Exempt: Y			
PO #	PO Date	Vendor	Amount	Charge Account	Contract PO Type	Stat/Chk	First Enc De
Item Description					Acct Type Description		
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,
16		LEGAL SERVICES-SEPT	500.00	1-01-20-155-200	B LEGAL-OTHER EXPENSES	P	5149 01/10,
			610.00				
21-00003	01/10/21	VERIZON WIRELESS			B		
10		WIRELESS COMMUNICATION	222.81	1-01-31-440-210	B TELEPHONE	P	5141 05/31,
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,
21-00011	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,
21-00012	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,
21-00017	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,
21-00019	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,
21-00020	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,



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October 13, 2021 11:39 PM		Millstone Borough Purchase Order Listing By P.O. Number					
PO #	PO Date	Vendor	Amount	Charge Account	Contract PO Type Acct Type Description	Stat/Chk	First Enc Dat
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/;
21-00061	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/;
21-00074	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/;
21-00094	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/;
21-00103	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/;
21-00104	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/;
2		CHARGING 2021 FOR CAPITAL	10,000.00	1-01-44-901-216	B CAPITAL IMPROVEMENT-PAVING/RD CONSTRUCTIO	P	5142 09/26/;
3		CHARGING 2021 FOR CAPITAL	9,000.00	1-01-44-902-217	B CAPITAL IMPROVEMENT-GENERATOR	P	5142 09/26/;
4		CHARGING 2021 FOR CAPITAL	5,000.00	1-01-44-902-219	B CAPITAL IMPROVEMENT - PARKING LOT	P	5142 09/26/;
5		CHARGING 2021 FOR CAPITAL	8,000.00	1-01-44-903-218	B CAPITAL IMPROVEMENT-TREE REMOVAL/PRUNING	P	5142 09/26/;
			42,000.00				
21-00106	10/09/21	SOMERCTY 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/;
21-00107	10/09/21	SOMERCTY 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/;
21-00108	10/09/21	SOMERCTY SOMERSET COUNTY					

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