



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

TIME: 7:32 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.

| | | |
|--------------------------|------------------------------|---------|
| <u>ROLL CALL:</u> | Councilwoman Mandy Coppola | Present |
| | Councilman Robert Galli | Present |
| | Councilwoman Nicole Grimshaw | Present |
| | Councilwoman Karin Kidd | Absent |
| | Councilman Jonathan Stashek | Present |
| | Council President Alan Kidd | Absent |
| | Mayor Raymond Heck | Present |

Also Present: Attorney Stephen Offen, CFO Laura Vesce and Borough Clerk Gregory Bonin

MINUTES:

- December 19, 2022 Regular meeting minutes

Councilwoman Grimshaw offered a motion to approve the minutes. Seconded by Councilman Galli.

Roll Call: Coppola – yes, Galli – yes, Grimshaw – abstain, Stashek – yes

- January 2, 2023 Reorganization meeting minutes

Councilman Stashek offered a motion to approve the minutes. Seconded by Councilwoman Coppola.

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

- January 2, 2023 Regular meeting minutes

Councilman Stashek offered a motion to approve the minutes. Seconded by Councilwoman Grimshaw

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

REPORTS:

- Assessor – no report
- Clerk – no report
- Emergency Management (OEM/State Police/Fire) – Mayor Heck commented that he has spoken to residents who are involved in the FEMA mitigation program and, unfortunately, the FEMA cost/benefit analysis is not working in their favor. He is drafting another plan to help mitigate their flooding issues.



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

-
- Finance/Tax Collection – no report
 - Historic Commission – no report
 - Recreation Commission – no report

COUNCIL REPORTS:

- Buildings and Grounds – no report
- Planning Board – Councilman Gallie stated the next Planning Board meeting there would be a vote on Van Cleef redevelopment plan. Also, St Joes Church is looking to build pavilion, although they are in the early planning stage
- Traffic and Roads – Mayor Heck stated they are working on the placement of speed radar signs.

MAYOR'S REPORT:

Mayor Heck reported he is in contact with county staff regarding the walking trail layout and also working with DEP to see if there are any permitting requirements. He also surveying the municipal culverts to make sure water is flowing properly. He also reported on the County traffic study and the creation of a historic downtown beautification committee.

MEETING OPEN TO THE PUBLIC:

- Motion to Open the Meeting to the Public

Councilwoman Coppola offered a motion to open the meeting to the public. Seconded by Councilman Galli.

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

Marguerite Schaeffer, an attorney representing the Millstone Cure Room, a prospective dispensary to be located in the current liquor store location, asked the Borough Council to reconsider the ordinance banning cannabis sales in the community. She highlighted benefits to the community including an economic boost to the borough budget and aesthetics of the building and location itself. She stated the applicant has a license is in need of a site.

Mayor Heck invited representatives of the Millstone Cure Room to speak.

Councilman Stashek offered a motion to waive the 3-minute rule for making comments. Seconded by Councilwoman Coppola.

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes, Heck - yes

Members of the proposed Millstone Cure Room who spoke on behalf of the organization: Mr. Tom Armstrong, Mr. Ed Lunetsky, Mr. Donald Erickson and Mr. Donald Shimalia.

Representatives from the Millstone Cure Room spoke about their level of experience in the field, security concerns, financial benefit to the community, community engagement and the possibility of moving the current liquor store across the street to the old bank currently owned by the Van Cleef organization.



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

Councilman Galli asked which police would respond if an incident occurred. Mayor Heck responded they would have to employ off duty police as security but, as per current practice, Franklin would respond and hold until the State Police arrive.

Councilman Galli asked about traffic impact of site. Mr. Shimalia responded that the liquor store at its peak has about the same traffic they would expect with this new venture. Mr. Erickson commented they would monitor traffic pattern and parking needs and adjust as required.

Councilman Galli asked about the downside of the industry. Mr. Armstrong commented on the increase property values and the decreasing use of marijuana by youths.

Mr. Lunetsky responded he works with 30-40 dispensaries and said that when run well there any downsides is minimal. No business has zero downside, but they are intent to make sure minimize downside of bad staff or possible theft. He suggested the Borough could implement ordinances regulate items such as hours, lights, etc.

Mayor Heck thanked everyone for their presentation and advised the Borough Council will consider.

Maggie Shaffer, stated the organization would be willing to change name if desire and again asked the Borough Council to amend the ordinance to allow a dispensary.

Mr. Wierzbowski, 1444 Millstone River Road, commented the downside to this business is intoxication and asked if they would turn away patrons who are clearly intoxicated. Mr. Lunetsky sated current NJ regulations would prevent them from serving and intoxicated person and further commented that individuals are prevented from consuming the cannabis on site.

Councilwoman Grimshaw stated her concern that such a business would attract the wrong element to our community and she opposes approval of the dispensary.

Councilman Gallie echoed the comments of Councilwoman Grimshaw.

Mr Wierzbowski, 1444 Millstone River Road said he is concerned with new development and erosion. He commented on the impact of septic systems and more trucks coming through town. He asked for the status of the County traffic study and commented that perhaps County Engfineer Matt Loper is not best serving the Borough.

Mayor Heck responded that the traffic study has been slowed by staffing changes and the truck traffic issue will be addressed through the traffic study. Mayor Heck commented that Mr. Wierzbowski, a former truck driver, is aware of truck and road regulations and knows the borough cannot change those regulations as we are subject to NDJOT.

Mr. Wierzbowski stated people are not suing the designated crosswalks and are crossing in the middle of the road He commented that the crosswalks should be placed where people use them.



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

Mayor Heck commented that in no way would be put a crosswalk in the middle of an uncontrolled road. They are located at intersections where there are traffic lights or stop signs. People just don't follow the rules.

- Motion to Close the Meeting to the Public

Councilman Stashek offered a motion to close the meeting to the public. Seconded by Councilman Galli

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

CLAIMS FOR PAYMENT

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

Councilman Stashek offered a resolution to approve the claims for payment. Seconded by Councilwoman Coppola.

Roll Call: Coppola – yes, Galli – yes, Grimshaw – 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 AUTHORIZING AN AGREEMENT WITH SOMERSET COUNTY FOR RECYCLING SERVICES**

Councilwoman Grimshaw offered a resolution to approve the contract. Seconded by Councilman Stashek

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

BE IT RESOLVED, by the Borough Council of the Borough of Millstone, that it hereby authorizes the Mayor and Borough Clerk to sign an agreement for Recycling Services with the County of Somerset, under the terms described in the attached for the period January 1, 2023 through December 31, 2023.

- **BUDGET DISCUSSION**



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

Mayor Heck said this will be unique year, with redevelopment plan and sewer study there will be certain increased costs. He commented the Planning Board is looking for up to \$20,000 for a master plan review.

Laura Vesce commented that large increases for insurance and garbage and planning costs are driving increases in budget. Mayor Heck said he and Councilman Galli are working to get hard numbers from the Planning Board Chairman on their needs

Councilman Galli asked if we have to be in line and do sewer at same time as the Van Cleef development. Mayor Heck responded we do not. Attorney Offen added that once the PILOT is in place it will increase the cash flow for the Borough.

Mayor Heck stated the budget will be presented to the Borough Council probably next month.

OLD BUSINESS:

- Sewers – no report
- LEPC – no report
- FEMA/Mitigation – no report
- Status of PILOT – no report

Attorney Offen reported the Borough now owns about 30 acres of the former Mindel property. A bulk of the land was sold to Hillsborough while the family donated the remaining parcel to the Borough to get a tax brake through a charitable donation.

Attorney Offen sated the land will not be developed and will expand the greenway from Franklin to Millstone and into Hillsborough.

ADJOURNMENT of Regular Meeting:

Councilman Stashek offered a motion to adjourn the regular meeting at 9:01 PM. Seconded by Councilman Galli

Roll Call: Coppola – yes, Galli – yes, Grimshaw – yes, Stashek – yes

Attested to:

Gregory J. Bonin, Borough Clerk



Millstone Borough REGULAR MEETING MINUTES February 20, 2023

Millstone Borough Claims list

| February 16, 2023 07:56 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: N Held: N Aprv: N | | | |
| Format: Detail without Line Item Notes | | | | Received Date Range: 01/03/23 to 12/31/23 | | | |
| Vendors: All | | | | Include Non-Budgeted: Y | | | |
| Rcvd Batch Id Range: First to Last | | | | Bid: Y State: Y Other: Y | | | |
| PO # | PO Date | Vendor | Amount | Charge Account | Contract | PO Type | Sti |
| Item Description | | | | | Acct Type | Description | |
| 22-00014 | 01/30/22 | SOMERROA SOMERSET COUNTY | | | | B | |
| 14 SNOW & ICE SALTING | 12/23/22 | | 228.04 | 2-01-26-291-200 | B | SNOW REMOVAL-OTHER EXPENSES | P |
| 22-00018 | 02/09/22 | VERIZONW VERIZON WIRELESS | | | | B | |
| 13 WIRELESS COMMUNICATIONS | | | 213.95 | 2-01-31-440-210 | B | TELEPHONE | P |
| 22-00019 | 02/11/22 | REPUBLIC REPUBLIC SERVICES | | | | B | |
| 13 SANITATION SERVICES; 9865002 | | | 2,774.42 | 2-01-26-305-200 | B | SANITATION-OTHER EXPENSE | P |
| 22-00022 | 02/11/22 | RLDATA R & L DATA CENTERS | | | | B | |
| 14 DECEMBER PAYROLL | | | 312.40 | 2-01-20-100-200 | B | A&E-OTHER EXPENSES | P |
| 22-00023 | 02/11/22 | OFFENSTE STEPHEN OFFEN | | | | B | |
| 20 LEGAL SERVICES FOR DECEMBER | | | 300.00 | 2-01-20-155-200 | B | LEGAL-OTHER EXPENSES | P |
| 22-00031 | 03/03/22 | AWCONTRA A.W. CONTRACTING | | | | B | |
| 15 LANDSCAPE SERVICES -DEC | | | 330.00 | 2-01-26-300-200 | B | BUILDINGS&GROUNDS-OTHER EXPENSES | P |
| 22-00036 | 03/12/22 | FRANKPOL FRANKLIN TOWNSHIP POLICE DEPT | | | | B | |
| 13 POLICE SERVICES-DECEMBER | | | 2,377.44 | 2-01-42-390-212 | B | INTERLOCAL POLICE SERVICE | P |



Millstone Borough

REGULAR MEETING MINUTES

February 20, 2023

February 16, 2023
07:56 PM

Millstone Borough
Purchase Order Listing By P.O. Number

| PO # | PO Date | Vendor | Amount | Charge Account | Contract | PO Type |
|-----------------------------------|----------|-------------------------------------|----------|-----------------|-----------------------|--|
| Item Description | | | | | Acct Type Description | |
| 22-00053 | 04/12/22 | CARTERVA CARTER VAN DYKE ASSOCIATES | | Continued | | |
| 28 PLAN ENDOR/PLANNING 12/4-12/31 | | | 19.00 | 2-01-21-180-200 | | B PLANNING BD-OTHER EXPENSES |
| | | | 2,363.50 | | | |
| 22-00115 | 11/25/22 | REVISE, LLC | | | | |
| 1 NEW WEBSITE | | | 500.00 | 2-01-20-140-200 | | B INFORMATION TECHNOLOGY - OTHER EXPEN |
| 2 PHASE 2 - DISCOVERY & DESIGN | | | 1,500.00 | 2-01-20-140-200 | | B INFORMATION TECHNOLOGY - OTHER EXPEN |
| 3 PHASE 3 & 4: HTML DEVELOPMENT | | | 2,300.00 | 2-01-20-140-200 | | B INFORMATION TECHNOLOGY - OTHER EXPEN |
| 4 PHASE 5: QA TESTING | | | 600.00 | 2-01-20-140-200 | | B INFORMATION TECHNOLOGY - OTHER EXPEN |
| 5 PHASE 6: SITE MAP DEVELOPMENT | | | 875.00 | 2-01-20-140-200 | | B INFORMATION TECHNOLOGY - OTHER EXPEN |
| | | | 5,775.00 | | | |
| 23-00001 | 01/03/23 | MILLPAYR MILLSTONE BORO PAYROLL | | | | |
| 1 JANUARY PAYROLL | | | 3,986.07 | 3-01-55-901-004 | | B DUE TO/FROM PAYROLL |
| 2 JANUARY PAYROLL-OASI | | | 304.92 | 3-01-36-472-213 | | B SOCIAL SECURITY |
| | | | 4,290.99 | | | |
| 23-00002 | 01/04/23 | NJPENSIO STATE OF NEW JERSEY | | | | |
| 1 2022 4TH QTR PENSION PAYMENT | | | 894.03 | 3-01-55-901-004 | | B DUE TO/FROM PAYROLL |
| 23-00003 | 01/08/23 | NJHEALTH NEW JERSEY DEPT OF HEALTH | | | | |
| 1 DOG LICENSES FEES | | | 216.00 | 3-01-55-901-007 | | B TO/FROM STATE OF NJ - DOG |
| 23-00004 | 01/05/23 | PSEG PSEG | | | | B |
| 2 ELEC;65-081-353-09;AMWELL&MAIN | | | 113.21 | 3-01-31-435-205 | | B STREET LIGHTING |
| 3 ELEC;65-081-353-09;AMWELL&MATN | | | 113.94 | 3-01-31-435-205 | | B STREET LIGHTING |



Millstone Borough REGULAR MEETING MINUTES February 20, 2023

February 16, 2023
07:56 PM

Millstone Borough
Purchase Order Listing By P.O. Number

| PO # | PO Date | Vendor | Amount | Charge Account | Contract Acct Type Description | PO Type | St: |
|----------|----------|---------------------------------------|------------|-----------------|---|---------|-----|
| 23-00007 | 01/22/23 | VERIZONWI VERIZON WIRELESS | | | B | | |
| 3 | | WIRELESS COMMUNICATIONS | 219.03 | 3-01-31-440-210 | B TELEPHONE | | P |
| 23-00008 | 01/08/23 | COMCAST COMCAST | | | B | | |
| 2 | | INTERNET/VOICE SERVICE | 205.11 | 3-01-31-440-210 | B TELEPHONE | | P |
| 23-00009 | 01/08/23 | NJAMWATE NJ AMERICAN WATER | | | B | | |
| 2 | | ACCT 210022093410; MAIN ST | 29.80 | 3-01-26-300-200 | B BUILDINGS&GROUNDS-OTHER EXPENSES | | P |
| 23-00010 | 01/08/23 | COMPASSM COMPASSMSP | | | B | | |
| 2 | | MICROSOFT EMAIL-JANUARY | 96.00 | 3-01-20-140-200 | B INFORMATION TECHNOLOGY - OTHER EXPENSES | | P |
| 3 | | 365 LICENSE - JANUARY | 12.50 | 3-01-20-140-200 | B INFORMATION TECHNOLOGY - OTHER EXPENSES | | P |
| 4 | | 365 LICENSE - FEBRUARY | 12.50 | 3-01-20-140-200 | B INFORMATION TECHNOLOGY - OTHER EXPENSES | | P |
| 5 | | MICROSOFT EMAIL-FEBRUARY | 96.00 | 3-01-20-140-200 | B INFORMATION TECHNOLOGY - OTHER EXPENSES | | P |
| | | | 217.00 | | | | |
| 23-00011 | 01/22/23 | GERALMUL LAW OFFICES OF GERALD MULLER | | | | | |
| 1 | | PLANNING BD SERVICES-NOV 2022 | 315.00 | T-28-56-001-001 | B TRUST ESCROW EXPENSES | | P |
| 23-00012 | 01/22/23 | HILLSBOR HILLSBOROUGH BD OF EDUCATION | | | | | |
| 1 | | 2022-2023 SCHOOL YR-FEB PYMT | 163,271.50 | 3-01-55-906-001 | B LOCAL SCHOOL TAXES PAYABLE | | P |
| 23-00013 | 01/10/23 | MDDCTYIN MIDD CTY MUN JOINT INS FUND | | | | | |
| 1 | | 2023 INSURANCE | 12,479.50 | 3-01-23-220-208 | B INSURANCE-OTHER INSURANCE PREMIUMS | | P |
| 23-00014 | 01/16/23 | GENERALC GENERAL CODE | | | | | |
| 1 | | ECODE 360 ANNUAL MAINTENANCE | 1.195.00 | 3-01-20-120-200 | B ELECTIONS-OTHER EXPENSES | | P |



Millstone Borough REGULAR MEETING MINUTES February 20, 2023

February 16, 2023
07:56 PM

Millstone Borough
Purchase Order Listing By P.O. Number

| PO # | PO Date | Vendor | Amount | Charge Account | Contract | PO Type |
|----------------------------------|----------|----------------------------|-----------|-----------------|-----------|-----------------------------|
| Item Description | | | | | Acct Type | Description |
| 23-00018 | 01/17/23 | SOMERCTY SOMERSET COUNTY | | | | |
| 1 1ST QUARTER 2023 TAXES-COUNTY | | | 45,435.46 | 3-01-55-907-001 | B | COUNTY TAXES PAYABLE |
| 23-00019 | 01/17/23 | SOMERCTY SOMERSET COUNTY | | | | |
| 1 1ST QUARTER 2023 TAXES-LIBRARY | | | 6,520.44 | 3-01-55-907-001 | B | COUNTY TAXES PAYABLE |
| 23-00020 | 01/17/23 | SOMERCTY SOMERSET COUNTY | | | | |
| 1 1ST QTR 2023 TAXES-OPEN SPACE | | | 4,418.92 | 3-01-55-907-001 | B | COUNTY TAXES PAYABLE |
| 23-00021 | 01/17/23 | VESCELAU LAURA VESCE | | | | |
| 2 REIMBURSEMENT - STAMPS, MAIL | | | 62.04 | 3-01-20-130-200 | B | FINANCE-OTHER EXPENSES |
| 3 REIMBURSEMENT - 1099 FORMS | | | 31.97 | 3-01-20-130-200 | B | FINANCE-OTHER EXPENSES |
| | | | 94.01 | | | |
| 23-00022 | 01/17/23 | REPUBLIC REPUBLIC SERVICES | | | | |
| 2 SANITATION SERVICES; 9865002 | | | 3,740.00 | 3-01-26-305-200 | B | SANITATION-OTHER EXPENSE |
| 23-00023 | 01/17/23 | SOMERROA SOMERSET COUNTY | | | | |
| 2 SNOW ICE/SALTING 2/1/23 | | | 225.32 | 3-01-26-291-200 | B | SNOW REMOVAL-OTHER EXPENSES |
| 23-00024 | 01/17/23 | RLDATA R & L DATA CENTERS | | | | |
| 2 JANUARY PAYROLL | | | 168.00 | 3-01-20-100-200 | B | A&E-OTHER EXPENSES |
| 3 W2 PROCESSING | | | 205.00 | 3-01-20-100-200 | B | A&E-OTHER EXPENSES |
| | | | 373.00 | | | |
| 23-00025 | 01/30/23 | NJAMWATE NJ AMERICAN WATER | | | | |
| 2 ACCT 3100227076511 WATER | | | 1,066.73 | 3-01-35-265-202 | B | FIRE INSURANCE SERVICE |

February 16, 2023
07:56 PM

Millstone Borough
Purchase Order Listing By P.O. Number

| PO # | PO Date | Vendor | Amount | Charge Account | Contract | PO Type |
|-------------------------|----------|-------------------------|----------|-----------------|-----------|--|
| Item Description | | | | | Acct Type | Description |
| 23-00031 | 02/01/23 | MILLPAYR MILLSTONE BORO | | | | |
| 1 FEBRUARY PAYROLL | | | 3,986.07 | 3-01-55-901-004 | B | DUE TO/FROM PAYROLL |
| 2 FEBRUARY PAYROLL-OASI | | | 304.92 | 3-01-36-472-213 | B | SOCIAL SECURITY |
| | | | 4,290.99 | | | |
| 23-00032 | 01/31/23 | COMPASSM COMPASSMSP | | | | |
| 2 EXPORT VIDEO FOOTAGE | | | 200.00 | 3-01-20-140-200 | B | INFORMATION TECHNOLOGY - OTHER EXPENSI |

February 16, 2023
07:56 PM

Millstone Borough
Purchase Order Listing By P.O. Number

| Totals by Year-Fund | Fund | Budget Total | Revenue Total | G/L Total | Total |
|---------------------|------|--------------|---------------|-----------|-----------|
| Fund Description | | | | | |
| | 2-01 | 16,480.75 | 0.00 | 0.00 | 16,480.75 |