

# OFFICAL MINUTES APPROVED 12/7/2021

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**MILLSTONE BOROUGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
May 4, 2021**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting was held via the Zoom Meeting program

The meeting will begin at 7:30 pm

**Join the meeting from your computer, tablet or smartphone.**

<https://us02web.zoom.us/j/9734499136>

Meeting ID: 973 449 9136

**or dial in via your phone.** +1-929-205-6099

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Mr. Denne called the meeting to order at 7:35 pm. There was one member of the public present.

Mr. Denne s. Piszkowski, 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 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:

<b><u>Board Member</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Clint Bowers		X
Dan Devoti	X	
Matthew Denne	X	
Dan Dixon		X
Jan Feger	X	
Christine Fung	X	
Robert Galli		X
Ray Heck	X	
Lawrence Tarantino	X	
<b><u>Also Present:</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Denise Piszkowski, Board Secretary	X	

## **OPEN TO THE PUBLIC**

*On a motion by Mr. Devoti, seconded by Mr. Denne, the Board opened the meeting to the public.*

Ms. Rachel Vandevusse, for the Rezem Family Trust property located at 1398 Main Street, addressed the Board and stated that she was representing the Rzem family trust, property Block 7 Lot 2. Ms. Vandevusse is asking the

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Board for guidance on development options. The property is currently in village center traditional. Mr. Devoti informed Ms. Vandevusse that because there are no sewers the property could not be developed. He also informed her that the Borough had just been added as a sewer service area, but it would be a few years before sewers were available in the Borough.

Ms. Vandevusse asked the Board about a memo from Mr. Barry Ablemen that stated that this property was in the Boroughs development area which is incorrect. The Board asked he to email her questions to the Board so they could review them with the Board professionals.

*On a motion by Mr. Devoti, seconded by Mr. Denne, the Board closed the meeting to the public.*

## **APPROVAL OF INVOICES**

The Board discussed the invoices submitted by Mr. Muller.

*On a motion by Ms. Fung, seconded by Mr. Tarantino and with a roll call vote, the following invoices submitted by Mr. Muller were approved.*

March 2021 Inv. 14231 General Board Services \$ 21.00

Roll Call: Ayes: Denne, Devoti, Feger, Fung, Heck, Tarantino  
Nays:  
Abstain:

Board discussed the invoices submitted by Mr. Van Dyke.

*On a motion by Mr. Denne, seconded by Mr. Tarantino, and with a roll call vote, the following invoices submitted by Mr. Van Dyke were approved.*

March 2021 Inv. 18729 General Board Services \$ 1,173.00

Roll Call: Ayes: Denne, Devoti, Feger, Fung, Heck, Tarantino  
Nays:  
Abstain:

## **DISCUSSION ITEMS**

### Plan Endorsement Update

Mr. Denne informed the Board that the plan endorsement has been adopted by the State DEP so the Borough could move forward with the sewer plan.

DEP had one exception, which is the sport shop, because it is in the flood plan, and they don't want it included. It was explained to DEP why the borough wanted it included and voted against this only.

Mr. Tarantino asked if the Health Dept might give an extension to residents that need to replace their septic systems until the sewer system was in place and asked that someone contact Health Dept. He had been contacted by 3 residents along river road

Mayor Heck informed the Board that Council would plan a Town Hall meeting to explain the process and estimated costs to the residents when the sewer installation was closer to be started. He also informed the Board that is a Council issue, and that Council would work with the Board of Health to keep the residents informed.

## **OPEN TO THE PUBLIC**

*There being no public the meeting was opened and closed to the public.*

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## **REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS**

### Mr. Devoti:

- the court date for the sport shop,7 Ally Way was being rescheduled The property has been sold.
- a summons issued to block 5 lot 1, 97 Amwell Road, for the debris in the yard. The owner informed him that they were waiting for cleanup week. A discussion ensued
- a notice was sent to Amwell Properties, owners of the gas station for them to submit a site plan.

### Ms. Fung:

Informed the Board that the bank property was still being used to store commercial equipment. Mr. Devoti stated he would contact the Borough Marshall.

There was a discussion on bon fires and yard fireplaces and on the animal and livestock ordinance. Mayor Heck stated that Council would look into these issues and take the appropriate action.

### Mr. Tarantino:

Informed the Board that he had reviewed some of the land use ordinances and he was working with Mr. Van Dyke. However, due to OVID it was not pursued. He expressed that some of the ordinances were outdated.

A discussion ensued on the inconsistencies in the Land Use Ordinances

## **OPEN TO THE PUBLIC**

*There being no public in attendance the Board opened and closed the meeting to the public.*

*With an aye vote by all, the Board adjourned the meeting at 8:40 pm.*

Denise Piskowski