

OFFICIAL MINUTES APPROVED 01/11/2022

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
December 7, 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 were two members of the public present.

Mr. Denne . 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:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
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
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piszkowski, Board Secretary	X	

OPEN TO THE PUBLIC

There being no public comment the Board opened and closed the meeting to the public.

DRAFT

APPROVAL OF MINUTES

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mr. Galli who was ineligible to vote, the January 12, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mr. Galli who was ineligible to vote, the February 2, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mr. Galli and Mayor Heck who were ineligible to vote, the March 2, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mr. Galli who was ineligible to vote, the May 4, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mayor Heck who was ineligible to vote, the July 6, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Mr. Denne and with an aye vote, by all expect for Ms. Fung who was ineligible to vote, the August 2, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Mr. Denne and with an aye vote, by all expect for Mr. Feger who was ineligible to vote, the September 7, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all expect for Mayor Heck who was ineligible to vote, the October 5, 2021 minutes were adopted.

On a motion by Mr. Devoti, seconded by Ms. Fung and with an aye vote, by all the November 9, 2021 minutes were adopted.

APPROVAL OF INVOICES

The Board discussed the invoices submitted by Mr. Muller, Board Attorney.

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

- October 2021 Inv. 14442 Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger ESCROW \$358.75
- October 2021 Inv. 14441 Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger ESCROW \$84.00

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

The Board discussed the invoices submitted by Mr. Van Dyke, Board Planner.

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

- July 2021 Inv. 18864 Plan Endorsement \$289.00

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

VARIANCE

'C' Variance: Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger

Ms. Martina Baillie, Esq., Law Offices of Gerald Muller, P.C., introduced herself and informed the Board that she was filling in for Jerry Muller, Board Attorney.

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Ms. Baillie informed the Board that she had reviewed the proof of notification sent by the Applicants, Mr. and Mrs. Weisenberger and they were in order. Ms. Baillie then explained to the Board what a 'C' Variance was and what criteria they should consider when voting on this Application. She then swore in Mr. Donald Weisenberger and Mrs. Angela Weisenberger.

Mr. and Mrs. Weisenberger explained to the Board that they were requesting the 'C' Variance from the 20 foot setback requirement so that they could extend their sunroom off the side of their home. They further explained that the home was built at an angle on the lot and due to this they were asking for a 15 foot setback from the property line. They provided a site plan, which was marked as Exhibit A-1, and showed the Board the location of the 'C' Variance request.

The Board discussed the Application and on a motion by Mr. Galli, seconded by Mr. Feger, and with a roll call vote, the Board approved the Application.

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

Ms. Ballie informed the Weisenberger's that she would prepare the accepting resolution for final approval at the next Board meeting/

OPEN TO THE PUBLIC

There being no public comment the Board opened and closed the meeting to the public.

OPEN TO THE BOARD MEMBERS

Mr. Denne

- asked the Mayor if Council could consider amending the setback ordinance for this zone to a 15 foot setback. He will send an email for consideration at the next Council Meeting.
- Asked the Mayor if 2022 meeting could be held in person. It was discussed that this was preferable to Zoom meetings. The January meeting will be scheduled and held at Borough Hall.

Ms. Fung

- Informed the Board that there were some projects that would need to be done in 2022. This includes the Complete Streets project and the Towns Center Development
- Stated that Mr. Van Dyke was researching grant programs for the Borough
- Asked about the status of the home based business violations. A Discussion ensued and it was determined that this was the responsibility of the Borough Marshall and Mr. Devoti would also look into it.
- Asked about the 3-family home on Main Street. It was discussed that this is a legal 3-family and DCA approval was posted on the front door.

OPEN TO THE PUBLIC

There being no public comment the Board opened and closed the meeting to the public.

With an aye vote by all, the Board adjourned the meeting at 8:20 pm.

Denise Piskowski