

**MILLSTONE BOROUGH
PLANNING BOARD
REORGANIZATION and REGULAR MEETING AGENDA
January 2022
7:30 p.m. (EDT)**

CALL TO ORDER

SUNSHINE LAW

"The 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 proceed to the next item on the agenda."

ROLL CALL

NEW BUSINESS

Reorganization

- Nomination of Chairperson
- Nomination of Vice Chairperson
- Nomination of Board Secretary

Resolutions:

- Hiring of professionals for 2022
- Gerald Muller, Esq. Planning Board Attorney
- Carter Van Dyke, Planning Board Planner

Adoption of 2021 meeting schedule:

Proposed Schedule

February 1st	August 2nd
March 1st	September 6th
April 5th	October 4th
May 3rd	November 1st
June 14th (2nd Tuesday)	December 6th
July 5th	

OPEN TO THE PUBLIC

- Public comment on items not scheduled on the agenda.

APPROVAL OF INVOICES

Jerry Muller, Board Attorney

- November 2021 Inv 14454 ESCROW
Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger \$84.00
- November 2021 Inv 14454 ESCROW
Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger \$840.00
- December 2021 Inv. 14498 ESCROW
Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger \$ 875.00

DISCUSSION ITEMS

TBD

OPEN TO THE PUBLIC

- Public questions and comments on previous discussion

OPEN TO BOARD MEMBERS**OPEN TO THE PUBLIC**

- Public questions and comments on previous discussion

MEETING ADJOURNED



Carter van Dyke Associates

40 Garden Alley
Doylestown, Pennsylvania
18901-4325

Voice 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

MEMORANDUM

DATE: December 7, 2021
TO: Millstone Borough Planning Board
FROM: Carter van Dyke, AICP, PP #33LI00495200
SUBJECT: Professional Planning Services Proposal for January 1, 2022 through December 31, 2022

1. Scope of Services. Within the limits of available appropriations, Planner will provide planning advice and assistance to the Board and to its committees; attend meetings and work sessions of the Board and its committees as required; participate in the deliberations of the Board; and perform other authorized services, such as the research and preparation of grants as requested, all under the policies and authorization of the Board.

The scope of services does not include any work which is outside the scope of general Board Services. Projects outside of general Board Services shall be the subject of separate professional services agreements.

Compensation. The compensation of the Principal Planner shall be at the rate of \$170.00 per hour and not to exceed \$10,000 for general board services or as authorized. The Consultant shall also be reimbursed for actual out-of-pocket expenses for postage. In addition to the "Board" requested services, the planning consultant shall provide services for planning services that are billed to escrow accounts established by the Planning Board Secretary. Such services and invoices are in addition to the above maximum amount for standard planning board functions.

2. Duplication and communications shall be reimbursed at a cost not to exceed those published by N.J.S.A.47:1A-5.b.

Rates for other categories of service shall be charged as follows:

Hourly Fee Schedule:

Principal Planner	170.00
Planner	110.00
Landscape Architect	140.00
Landscape Designer I	130.00
Landscape Designer II	120.00
Landscape Designer III	110.00
Project Management Coordinator	85.00

* For all expert witness testimony the hourly rate is 1.5 times the standard hourly rate.

Thank you for the opportunity to be of service.

CARTER VAN DYKE ASSOCIATES

A handwritten signature in dark ink, appearing to read 'Carter van Dyke', with a long horizontal flourish extending to the right.

Carter van Dyke, ASLA, AICP

Founding Partner

NJ PP#33LI00495200



Millstone Borough

RESOLUTION

NO. PB-2022-01

ADOPTED: JANUARY, 2022

WHEREAS, the Borough of Millstone Planning Board has a need to contract for Planning Board Planner ("Service"); and

WHEREAS, the Borough is permitted to acquire such Service through the "Alternate procurement" process (as defined by NJSA 19:44A-20.4) meaning the award is made by the Board in its judgment of which provider will best serve the interests of the citizens of the Borough, and not by a "fair and open" process (as defined by NJSA 19:44A-20.7) such as awarding to the lowest bidder; and

WHEREAS, a Proposal was submitted by Carter Van Dyke Associates ("Consultant") and the Board has determined that the Proposal meets the requirements of the Borough; and

WHEREAS, the projected cost for the Service is not anticipated to be over \$17,500.00, therefor the Consultant is not required to complete the Alternate Procurement Process documents and has therefor met the requirements of N.J.S.A. 19:44A-20.4 et seq. and N.J.S.A. 19:44A-20.7:

WHEREAS, the Chief Financial Officer has certified funds are available in the 2022 budget for this contract.

NOW THEREFORE BE IT RESOLVED, by the Planning Board that a contract for Planning Board Planner be awarded to Carter Van Dyke Associates, 40 Garden Alley, Doyelstown, PA 18901 for a contract term January 1, 2022 to December 31, 2022 in an amount not to exceed \$10,000.00 in accordance with their Proposal and the terms and conditions in the attached Contract with rates not to exceed \$170.00 for a Principal Planner, \$110.00 for Planner, \$140.00 for Landscape Architect, \$130.00 for Landscape Designer I, \$120.00 Landscape Designer II, \$110.00 for Landscape Designer I and \$85.00 for Project Manager Coordinator as listed in their Proposal.

ATTEST:

Board Secretary

Board Chairperson

ROLL CALL VOTE			
BOARD MEMBER	YES	NO	ABSTAIN
Clint Bowers	✓		
Mathew Denne	✓		
Dan Devoti	✓		
Dan Dixon	✓		
Jan Feger	✓		
Christine Fung	✓		
Ray Heck, Mayor	✓		
Lawrence Tarantino	✓		

LAW OFFICES OF GERALD MULLER, P.C.
707 State Road, Suite 212
Princeton, New Jersey 08540

Gerald J. Muller
gmuller@geraldmullerlaw.com
Martina Baillie
mbaillie@geraldmullerlaw.com
NJ & NY

Telephone: 609/257-2424
Fax No. 609/212-2922

December 23, 2021

Matthew Denne, Chair and
Members of Millstone Borough Planning Board
1353 Main Street
Millstone, NJ 08844

Re: Proposal for 2022 Services

Dear Mr. Denne:

I propose that legal services will be provided by my firm at the rate of \$210.00 per hour for my services and \$185.00 per hour for my associate Martina Baillie. Hourly billings will be in tenth of an hour increments, except that escrow billings will be in a quarter of an hour increments as required by the Municipal Land Use Law.

Sincerely,

A handwritten signature in dark ink, reading "Gerald J. Muller". The signature is written in a cursive, flowing style. The first name "Gerald" is written with a large, prominent "G". The last name "Muller" is written with a large, prominent "M". The signature is positioned above the printed name "Gerald J. Muller".

Gerald J. Muller

GJM/dh



Millstone Borough

RESOLUTION

NO. **PB-2022-02**

ADOPTED: **JANUARY**, 2022

WHEREAS, the Borough of Millstone Planning Board has a need to contract for Planning Board Attorney ("Service"); and

WHEREAS, the Borough is permitted to acquire such Service through the "Alternate procurement" process (as defined by NJSA 19:44A-20.4) meaning the award is made by the Board in its judgment of which provider will best serve the interests of the citizens of the Borough, and not by a "fair and open" process (as defined by NJSA 19:44A-20.7) such as awarding to the lowest bidder; and

WHEREAS, a Proposal was submitted by Miller, Porter & Muller, P.C ("Consultant") and the Board has determined that the Proposal meets the requirements of the Borough.

WHEREAS, the projected cost for the Service is not anticipated to be over \$17,500.00, therefor the Consultant is not required to complete the Alternate Procurement Process documents and has therefor met the requirements of N.J.S.A. 19:44A-20.4 et seq. and N.J.S.A. 19:44A-20.7; and

WHEREAS, the Chief Financial Officer has certified funds are available in the 2022 budget for this contract.

NOW THEREFORE BE IT RESOLVED, by the Planning Board that a contract for Planning Board Attorney be awarded to Law Offices of Gerald Muller, 707 State Road, STE 212, Princeton, NJ 08540, for a contract term January 1, 2022 to December 31, 2022 in an amount not to exceed \$10,000.00 in accordance with their Proposal and the terms and conditions in the attached Contract with rates not to exceed \$210.00 per hour for Mr. Mullers services and \$185.00 per hour for associate Ms. Baillie as listed in their Proposal.

ATTEST:

Board Secretary

Board Chairperson

ROLL CALL VOTE			
BOARD MEMBER	YES	NO	ABSTAIN
Clint Bowers	✓		
Mathew Denne	✓		
Dan Devoti	✓		
Dan Dixon	✓		
Jan Feger	✓		
Christine Fung	✓		
Ray Heck, Mayor	✓		
Lawrence Tarantino	✓		



Millstone Borough

1353 Main Street
Millstone Borough, New Jersey 08844

Mayor Raymond S. Heck

Main number: 908-281-6893
Fax: 908-281-6504

Mayors line: 908-359-5783
Emergency: 911

PAYMENT VOUCHER

Borough Number: _____
Vendor Name: Law Offices of Gerald Muller, P.C.
Address: 707 State Road, Suite 212
City, State, Zip: Princeton, NJ 08540

FOR PROMPT PAYMENT – BE SURE TO RETURN THIS VOUCHER SIGNED WHERE INDICATED WITH AN INVOICE TO THE BOROUGH PLANNING BOARD AT THE ABOVE ADDRESS.

Date of Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
	Month of Service: <u>November 2021</u> <u>Invoice #'s</u> <u>Description of Services</u> 14454 see attached bill ESCROW Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger		\$84.00
	TOTAL:		\$84.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return with and Invoice to Receive Payment:

x Gerald J. Muller

Gerald J. Muller
12/20/2021
(date)

Planning Board Attorney
(official position)

Borough Authorization:

Q.P.A.
(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X

(Signature)

Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

PAYMENT AUTHORIZED
This claim was approved for payment at the
meeting of the Borough Council held on:

, 20

Certification of Availability of Funds:

PAYMENT RECORD

Date: _____ Check No: _____

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Finance Officer properly signed and certified to on this form 7 days prior to the regular meeting day.

Law Offices of Gerald Muller, P.C.
707 State Road, Suite 212
Princeton, NJ 08540
(609) 257-2424

Millstone Borough
1353 Main Street
Millstone, NJ 08844

December 20, 2021

In Reference To: general planning board services **November 2021**

Invoice #14454

Professional Services

ESCROW
Block 8.04, Lot 1,
2 Van Doren Drive,
Weisenberger

	<u>Hours</u>	<u>Amount</u>
11/17/2021 GJM Emails from Denne re R1 setbacks; reviewing Code re same	0.40	84.00
For professional services rendered	0.40	\$84.00
Previous balance		\$84.00
Balance due		<u><u>\$168.00</u></u>

Please make check payable to: Law Offices of Gerald Muller



Millstone Borough

1353 Main Street
Millstone Borough, New Jersey 08844

Mayor Raymond S. Heck

Main number: 908-281-6893

Fax: 908-281-6504

Mayors line: 908-359-5783

Emergency: 911

PAYMENT VOUCHER

Borough Number: _____

Vendor Name: Law Offices of Gerald Muller, P.C.

Address: 707 State Road, Suite 212

City, State, Zip: Princeton, NJ 08540

FOR PROMPT PAYMENT – BE SURE TO RETURN THIS VOUCHER SIGNED WHERE INDICATED WITH AN INVOICE TO THE BOROUGH PLANNING BOARD AT THE ABOVE ADDRESS.

Date of Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
	Month of Service: <u>November 2021</u> Invoice #'s <u>14455</u> <u>Weisenberger</u> Description of Services <u>see attached bill</u> ESCROW Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger		\$840.00
	TOTAL:		\$840.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return with and Invoice to Receive Payment:

X

Gerald J. Muller

Gerald J. Muller

12/20/2021

(date)

Planning Board Attorney

(official position)

Borough Authorization:

Alfred Kowalski Q.P.A.
(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X

(Signature)

Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

PAYMENT AUTHORIZED
This claim was approved for payment at the
meeting of the Borough Council held on:
_____, 20____

Certification of Availability of Funds:

PAYMENT RECORD

Date: _____ Check No: _____

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Finance Officer properly signed and certified to on this form 7 days prior to the regular meeting day.

Law Offices of Gerald Muller, P.C.
707 State Road, Suite 212
Princeton, NJ 08540
(609) 257-2424

Millstone Borough
1353 Main Street
Millstone, NJ 08844

December 20, 2021

In Reference To: Weisenberger
Invoice #14455

Professional Services November 2021

ESCROW
Block 8.04, Lot 1,
2 Van Doren Drive,
Weisenberger

			<u>Hours</u>	<u>Amount</u>
11/3/2021	MB	Call and correspondence with Devoti re hearing	0.25	43.75
11/4/2021	GJM	Email to Denne and Devoti	0.25	52.50
11/5/2021	MB	Call with G. Muller re application	0.25	43.75
	GJM	Email to Devoti and Denne; reviewing Piskowski email and agenda	0.25	52.50
11/8/2021	MB	Reviewing application materials; drafting emails to applicant and Devoti re notice defect; drafting letter to Board re same; office conference with G. Muller re same	2.25	393.75
	GJM	Telephone conversations with and emails from Baillie	0.50	105.00
11/9/2021	MB	Email correspondence with municipal staff and Board members re status of hearing	0.25	43.75
	GJM	Telephone conversation with Baillie	0.25	52.50
11/30/2021	GJM	Reviewing Devoti email and notice materials	0.25	52.50
		For professional services rendered	4.50	\$840.00
		Previous balance		\$358.75
		Balance due		<u><u>\$1,198.75</u></u>

Please make check payable to: Law Offices of Gerald Muller



Millstone Borough

1353 Main Street
Millstone Borough, New Jersey 08844

Mayor Raymond S. Heck

Main number: 908-281-6893
Fax: 908-281-6504

Mayors line: 908-359-5783
Emergency: 911

PAYMENT VOUCHER

Borough Number: _____

Vendor Name: Law Offices of Gerald Muller, P.C.

Address: 707 State Road, Suite 212

City, State, Zip: Princeton, NJ 08540

FOR PROMPT PAYMENT – BE SURE TO RETURN THIS VOUCHER SIGNED WHERE INDICATED WITH AN INVOICE
TO THE BOROUGH PLANNING BOARD AT THE ABOVE ADDRESS.

Date of Service	Description of Good or Service Rendered, Itemize Fully	Amount	Total
	Month of Service: <u>December 2021</u> Invoice #'s <u>14498</u> Description of Services <u>Weisenberg - see attached bill</u> ESCROW Block 8.04, Lot 1 2 Van Doren Drive Weisenberger		\$875.00
	TOTAL:		\$875.00

CLAIMANT'S CERTIFICATION & DECLARATION

I do so declare and certify under the penalties of the Law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein is justly due and owing; and that the amount is a reasonable one.

Sign and Return with and Invoice to Receive Payment:

X Gerald J. Muller

Gerald J. Muller

1/4./2022

(date)

Planning Board Attorney

(official position)

Borough Authorization:

R. S. Kowalski

O.P.A.

(signature)

OFFICERS CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

X

(Signature)

Planning Board Chair

APPROPRIATION OR
ACCOUNT CHARGED

Signature of Mayor, Council President or
Borough Clerk

PAYMENT AUTHORIZED
This claim was approved for payment at the
meeting of the Borough Council held on:

, 20

Certification of Availability of Funds:

PAYMENT RECORD

Date: _____ Check No: _____

NOTICE: Regular meeting are held on the third Monday of each month. Bills to be considered for payment must be presented to the Finance Officer properly signed and certified to on this form 7 days prior to the regular meeting day.

Law Offices of Gerald Muller, P.C.
707 State Road, Suite 212
Princeton, NJ 08540
(609) 257-2424

Millstone Borough
1353 Main Street
Millstone, NJ 08844

January 4, 2022

In Reference To: Weisenberger
Invoice #14498

ESCROW
Block 8.04, Lot 1,
2 Van Doren Drive,
Weisenberger

Professional Services **December 2021**

			<u>Hours</u>	<u>Amount</u>
12/3/2021	GJM	Telephone conversation with Devoti re notice	0.25	52.50
12/6/2021	GJM	Telephone conversations with Baillie	0.50	105.00
	MB	Reviewing notice items and site plan drawing office conference with Muller re hearing; reviewing local ordinance requirements; email correspondence with Applicant re application materials	1.00	175.00
12/7/2021	GJM	Telephone conversations with Baillie	0.25	52.50
	MB	Reviewing application materials and addendum; preparing for and attending Planning Board hearing	2.50	437.50
12/8/2021	GJM	Telephone conversation with Baillie	0.25	52.50
		For professional services rendered	<u>4.75</u>	<u>\$875.00</u>
		Previous balance		\$1,198.75
		Total payments		(\$358.75)
		Balance due		<u><u>\$1,715.00</u></u>

Please make check payable to: Law Offices of Gerald Muller

DRAFT

**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

Meeting ID: 973 449 9136

Mr. Denne called the meeting to order at 7:35 pm. There were two members of the public present.

Mr. Denne . Piskowski, 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 Piskowski, 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.

DRAFT

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