

**MILLSTONE BOROUGH  
PLANNING BOARD  
REORGANIZATION and REGULAR MEETING MINUTES  
January 11, 2022  
7:30 p.m. (EDT)**

**CALL TO ORDER**

Chairman Matthew Denne called the meeting to order at 7:30 PM and read the below statement into the record.

**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**

Planning Board Secretary Rebecca Newman called the roll

| <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                     |                      |
| Lawrence Tarantino              |                       | x                    |
| <b><u>Also Present:</u></b>     | <b><u>Present</u></b> | <b><u>Absent</u></b> |
| Rebecca Newman, Board Secretary | x                     |                      |
| Mayor Ray Heck                  | x                     |                      |
| Jerry Muller, Board Attorney    |                       | N/A                  |
| Carter Van Dyke, Board Planner  |                       | N/A                  |

**NEW BUSINESS**

Reorganization

Chairman Denne stated the board needed to appoint a chairperson. A motion was made by Dan Devoti to appoint Matt Denne to Chairman role and seconded by Christine Fung. All Ayes. Motion carried.

|            |          |  |
|------------|----------|--|
| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

Chairman Denne nominated Christine Fung as Vice Chairperson. A motion was made by Matt Denne and seconded by Dan Devoti. All Ayes. Motion carried.

|            |          |  |
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| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

Chairman Denne nominated Rebecca Newman as the Board Secretary. A motion was made Matt Denne seconded by Mayor Heck. All Ayes, Motion carried.

|            |          |  |
|------------|----------|--|
| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

**PB2022-01 Authorizing hiring Carter Van Dyke Associates. as Planning Board Planner**

Chairman Denne stated that he had some communications from Carter Van Dyke regarding the complete streets grant application as well as a suggestion to increase the budget for planning board planner by an additional \$10,000 since the Master Plan will be reviewed and updated in 2022. A discussion ensued regarding the Master Plan update. A suggestion made by Board Secretary Newman was to adopt the resolution as presented and have Carter Van Dyke submit an additional contract for the Master Plan revisions. Mayor Heck noted that Carter was making the town aware of these additional funds for budgeting purposes at this time.

A motion was made by Dan Dixon to approve the resolution as presented. Motion seconded by Jan Feger. All Ayes, motion carried.

|            |          |  |
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| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

**PB2022-01 Authorizing hiring Gerald Muller, Esq. as Planning Board Attorney**

A motion was made by Chairman Denne and seconded by Dan Dixon. All Ayes, Motion carried.

Motion carried, All ayes.

|            |          |  |
|------------|----------|--|
| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

Adoption of 2022 meeting schedule:

A brief discussion took place ensuring the time and dates worked for all board members and staff. A motion was made by Chairman Denne and seconded by Jan Feger to approve the meeting dates for 2022. All Ayes, Motion Carried.

|            |          |  |
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| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

**OPEN TO THE PUBLIC**

At 7:52 Chairman Denne asked for a motion to open the meeting to the public. Mayor Heck made a motion to open, which was seconded by Dan Dixon. All Ayes, Motion carried.

Henry Wierzbowski, 1444 Main Street inquired about the Complete Streets Grant and was urged to be part of the committee by Vice Chairperson Christine Fung. Various streets and sidewalks were mentioned and discussed. Public participation would be taken into consideration for this process.

**APPROVAL OF INVOICES**

A motion was made by Dan Dixon and seconded by Vice Chairperson Fung to approve the invoices from Jerry Muller, Board Attorney as presented.

A discussion was brought forth by Dan Devoti regarding the costs for residents applying for a simple variance. Mr. Devoti stated that the application the Board just approved was nearly \$2,000.00 which seemed very high. A discussion ensued regarding ways to decrease costs to the residents.

- October 2021 Inv. 14454 Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger ESCROW \$84.00
- October 2021 Inv. 14455 Block 8.04, Lot 1, 2 Van Doren Drive, Weisenberger ESCROW \$840.00

All Ayes, Motion carried.

|            |          |  |
|------------|----------|--|
| Roll Call: | Ayes:    | Bowers, Devoti, Denne, Dixon, Feger, Fung, Galli, Mayor Heck |
|            | Nays:    |  |
|            | Abstain: |  |

**DISCUSSION ITEMS (none at this time)**

**OPEN TO THE PUBLIC**

Motion was made at 8:18 PM to open the meeting to the public by Mayor Heck and seconded by Dan Dixon. All ayes, Motion carried.

Henry Wierzbowski, 1444 Main Street- reiterated that he knows Emily and Zack (property owners along River Road) are looking to have safer walkways as well as speed control.

Mayor Heck stated he has spoken to the County Commissioners about some of these ongoing issues, as well as the Somerset County Director of Public Works. Mayor Heck stated he has plans to add weighted signs, but they require constant attention, as they get hit or damaged and need to be removed for incimate weather.

Henry thanked the Mayor and the Board for their efforts and attention to these matters.

**OPEN TO BOARD MEMBERS**

Mayor Heck stated that Carter Van Dyke should supply some questions that the Borough can put out as a survey for public input regarding the Complete Streets Grant. The Board agreed the link should be mailed to each resident to participate, as many people are not on social media and this information needed to be gathered quickly.

Vice Chairperson Fung asked if the Council had to pass a resolution supporting this grant opportunity. Mayor Heck stated the Council had passed a resolution of support in the past but would have the clerk add one to the next council agenda as well to further support it.

Dan Dixon asked what the Borough can do regarding vacant homes in disrepair. Mayor Heck stated that it is hard as the properties are privately owned but the Borough has taken steps to reduce this issue and take actions to make property owners comply with various maintenance issues.

Mayor Heck updated the board on various administrative items for example traffic studies for Complete Streets, FEMA issues regarding the past storms and the bipartisan infrastructure bill. He also updated the Board on the \$160 K Heritage Trail Grant that will create trails through the woods. He stated he is working to have additional homes elevated due to IDA. A question was raised by a resident regarding the flood gates in Bound Brook as this storm came close to breaching the elevated home level. Mayor Heck stated that he is working with various people and wants to get the Flood Commission groups together. He stated they are very active just after a crisis but loose members once the emergent situation passes. He feels strongly the best time to make changes are during the quiet times and stated the committee needs to be actively planning for the next storm.

Dan Dixon mentioned the proposed development at Royce Brook County Club and urged Millstone residents to organize so our concerns can be heard at the meetings. Dan Devoti stated the COAH requirements have tied the hands of everyone in this State but supported organizing, attending meetings and vocalizing the flooding concerns.

**OPEN TO THE PUBLIC (no further comments were made from the public)**

A motion was made to adjourn the meeting at 8:53 PM by Mayor Heck and seconded by Dan Dixon. All Ayes, Motion carried.

Respectfully Submitted,

*Rebecca Newman*

Board Secretary