

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
March 1, 2022**

CALL TO ORDER

Chairman Matthew Denne called the meeting to order at 7:30 PM followed by a salute to the flag and reading of the open public meetings act statement below.

SALUTE TO THE FLAG

NOTICE OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting was included in a list of meetings transmitted to the Courier News on February 1, 2022. Notice remains continuously posted as to required notices under the State Statute. A copy of this notice is available to the public and is on file in the Office of the Borough Clerk. 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.

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

OPEN TO THE PUBLIC

Chairman Matt Denne opened the meeting to the public.

Carter Roberts, prospective buyer of the property located on River Road, inquired if the town would be open to him building 3-4 pole barn type buildings that he would rent out to contractors. The property is 2 acres, but has no frontage and is on a flagged lot. Mr. Roberts was urged to come up with something more formal for the board to opine on.

Hearing no further comments Chairman Denne closed the meeting to the public.

APPROVAL OF THE MINUTES

Chairman Denne made a motion to approve the regular meeting minutes from the 2/1/2022 meeting. Motion was seconded by Lawrence Tarantino. Motion carried.

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

APPROVAL OF INVOICES

- Invoice # 0019015- Carter VanDyke and Associates \$2,782.00

Motion was made by Lawrence Tarantino to approve the invoice submitted by Carter Van Dyke. Motion was seconded by Chairman Denne. Motion carried.

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

- Invoice # 14574 - Law Offices of Gerald Mueller \$515.00

A discussion ensued regarding the amount of billing charged to the escrow for the Weisenberger variance. Zoning officer Dan Devoti felt something was wrong with the billing. A motion was made by Chairman Denne and seconded by Robert Galli to table the invoice until the next meeting. Motion carried.

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

NEW BUSINESS

A brief discussion ensued regarding zoning violations and letters that should go out. Several zoning violations were mentioned. Primarily the log storage and chippings at the corner of Beardslee Road, the storage of wood and chippings at 111 Amwell Road and the commercial business with a dumpster at 1342 Main Street. Letters would be sent to the property owners upon review from zoning officer Devoti.

DISCUSSION ITEMS

Update on FEMA & NJRA (Carter VanDyke & Lucinda Bartley)

Carter Van Dyke updated the council and stated they are looking into fixing the Peace Brook flooding and designing new storm water collection systems as they realize detention basins do not work.

Carter Van Dyke also updated the Council on a meeting he had with the Van Cleefs regarding their proposed development. Carter VanDyke mentioned the sewers and making some changes to the plan. A discussion ensued about contracts the Borough has entered into with Mott McDonald and Suburban Consulting. Robert Galli felt the services seemed duplicative and inquired about the scope of the two contracts. Carter VanDyke was not informed about the contract the Borough had entered into with Mott McDonald. Christine Fung stated the communication between the Council and the Planning Board has been poor and stated that a system needs to be devised

for the betterment of the town. A discussion ensued regarding how the professionals will get paid while working on the Van Cleef project. An escrow amount of \$5,000 was deposited from the Van Cleef's however it was suggested that more be required. Carter VanDyke asked that the Van Cleefs appear at the next meeting to discuss the proposed changes to the plan.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public, hearing none it was closed.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

No reports given

- Board Chair
- Dan Devoti, Zoning Officer
- Council Liaison
- Board Members

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public, hearing none it was closed.

Chairman Denne thanked everyone for their participation and made a motion to adjourn the meeting. Motion seconded by Dan Devoti. All ayes. Meeting adjourned at 8:26 PM.

Respectfully Submitted,

Rebecca Newman

Planning Board Secretary