

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
October 4, 2022
7:00 p.m. (EDT)**

In Compliance with the recent NJ State Executive Orders, the meeting will be held virtually. The meeting will be conducted via the Zoom Meeting program and all are invited to participate.

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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CALL TO ORDER

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

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		x
Dan Devoti	x	
Matthew Denne	x	
Jan Feger	x	
Christine Fung	x	
Robert Galli	x	
Adam Santos	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 Denne opened the meeting to the public, hearing no comments meeting was closed.

APPROVAL OF THE MINUTES

Chairman Denne made a motion to approve the minutes from September 6, 2022. Motion seconded by Mayor Heck. Motion carried all ayes.

Ayes: Devoti, Denne, Fung, Galli

Nays: None

Abstain: Feger

APPROVAL OF INVOICES

There were no invoices presented for payment.

NEW BUSINESS

Discussion of draft redevelopment plan began. Carter VanDyke summarized the draft redevelopment plan that has been presented to the board. Carter mentioned they have never done a redevelopment plan before but they used Frenchtown and Hillsborough’s from the Van Cleef’s as a starting point. Carter pointed out that although this comes to the planning board, Council has the ultimate say in this plan. Carter highlighted some of the changes. The numbers originally approved have changed and there are more units now. All units are the same; garages are located in the front. Lucinda Bartley stated that this is the plan that will guide the development and there are some required components that will go into the plan. Jan Feger asked if the document can be shared on Google docs do members can make changes to it. Bob Galli, stated this process was being rushed and inquired as to specifically what funding would be lost if the Board takes their time reviewing this document. Carter Vandyke responded that Suburban Consulting wants to apply for a bond for funding. Bob Galli, asked what the bond was specifically for? A decision was made to share the document and request changes from the members of the board to be discussed at the next meeting. Carter VanDyke would reach out to the County Engineer to review and request any changes he felt were important.

Discussion of proposals from professionals began. A decision was made to explore the possibility of receiving proposals for the year 2023. The board members felt this was a good idea and could not hurt. Chairman Denne stated he would let Denise, the Borough QPA know that the board would like to request RFP’s.

OPEN TO THE PUBLIC

(Members of the public wishing to address the Chairperson and the Board are requested to state their name and address for the record.)

The meeting was opened to the public at 8:56 PM.

Henry Wierzbowski, 1444 Main Street, inquired as to who would run the group homes for the proposed development.

Hearing no further comments the open session was closed.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair- Chairman Denne inquired about the Vacancy law since we have members that are not appearing for meetings or responding to correspondence.
- Dan Devoti, Zoning Officer-no report at this time but he stated he expects plans from the VanCleefs soon.
- Council Liaison, Bob Galli gave an overview of what he knew about the sewer reviews and how a request to bifurcate the town was considered.
- Board Members- nothing to report

OPEN TO THE PUBLIC

(Members of the public wishing to address the Chairperson and the Board are requested to state their name and address for the record.)

Chairman Denne opened the meeting to the public.

Henry Wierzbowski, 1444 Main Street, inquired if there would be artists renditions of the development.

MEETING ADJOURNED

Meeting was adjourned at 9:06 PM.

Respectfully submitted,

Rebecca P. Newman

Planning Board Secretary