

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

CALL TO ORDER

Chairman Matthew Denne called the meeting to order at 7:00 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

Chairman Matthew Denne called the roll.

<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		N/A

OPEN TO THE PUBLIC

Chairman Matt Denne opened the meeting to the public at 7:04 PM.

No public comment made.

APPROVAL OF THE MINUTES

- Regular Meeting 10/4/2022
Motion was made by Galli to approve the minutes. Motion was seconded by Chairman Denne.
Motion carried. All Ayes.

Roll Call:	Ayes:	Devoti, Denne, Feger, Galli
	Nays:	None
	Abstain:	None

APPROVAL OF INVOICES

- Invoice 19196 Dated 10/06/2022 - \$636.50 Planning Services, CVDA
- Invoice 19197 Dated 10/06/2022 - \$5,809.50 Redevelopment Plan, CVDA
- Invoice 19198 Dated 10/06/2022 Resiliency Grant - \$1,315.00, CVDA
- Invoice 19199 Dated 10/06/2022 Traffic Calming - \$255.00, CVDA

Motion to approve the above invoices was made by Mr. Devoti and seconded by Mayor Heck.
Motion carried all ayes.

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

NEW BUSINESS

DISCUSSION ITEMS

- Discussion on Draft Redevelopment Plan (continued)

Chairman Denne started off the discussion inquiring how the newly enacted storm water regulations would impact this development. The overall response is that any regulations would be taken into effect when the developer comes in front of the board for final approvals. A discussion ensued regarding the number of units that are changed from the previous plan to this current plan. The attorney would have to opine on that change as it may pertain to the new COAH requirements. Board Member Galli expressed his concern over the separate projects, the downtown redevelopment and this project being intertwined regularly. Mr. Galli felt the language in this agreement bound the Borough to install sewers for the whole Borough. Many other facets of the agreement were discussed such as sidewalks remaining, the use of green building materials etc. Board Member Galli asked what the process was for the RDA and the PILOT. Carter Van Dyke and Lucinda agreed with many of the boards comments and would make revisions and get a draft back by the next meeting.

- Discussion regarding attendance (Bower)

The Board has decided based on Mr. Bowers lack of communication and poor attendance that he resign from the board. Mayor Heck will speak to Mr. Bowers.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 8:22 PM.

1444 Henry Wierzbowski, Inquired if the Borough entered into a PILOT program would it make the senior citizens ineligible for the property tax freeze. Rebecca Newman Tax collector stated that would not impact the seniors unless they themselves are named in the PILOT agreement.

Hearing no further comments from the public the open portion of the meeting was closed.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-Chairman Denne stated that he attended a course outlining rules that the DEP will put into place for 2023 for inland waterways.
- Dan Devoti-Planning board has been quiet so there is nothing to report.
- Board Members- None
- Mayor Heck- None

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 8:28 PM. Henry Wierzbowski, 1444 Main Street, stated he started an online petition to lower the speed limit to 25 MPH in town, so please sign it.

ADJOURNMENT

Motion was made by Matt Denne to adjourn the meeting at 8:30 PM. Motion seconded by Dan Devoti. Motion carried all-eyes.

Respectfully Submitted,
Rebecca Newman
Planning Board Secretary