

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
December 6, 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	x	
Lucinda Bartley, Board Planner	x	

OPEN TO THE PUBLIC

Chairman Matt Denne opened the meeting to the public at 7:09 PM.

Henry Wierzbowski, 1444 Main Street brought a wall that was built on the corner of Ann Street and Main street to the attention of the board. Henry mentioned it was leaning and had some concern about it. Zoning officer Devoti stated he spoke with the Constuction official and there was no permit pulled, therefore there was no oversight from his office over the installation.

Board Vice President Fung questioned the setbacks and the height.

APPROVAL OF THE MINUTES

- Regular Meeting 11/1/2022
Motion was made by Devoti to approve the minutes. Motion was seconded by Chairman Denne. Motion carried. All Ayes.

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

APPROVAL OF INVOICES

- Invoice # 18994 – Carter Van Dyke and Associates dated 1/5/2022 –General Planning \$1,122.00
- Invoice # 119113 – Carter Van Dyke and Associates dated 5/13/22-Sewer Grants \$357.00
- Invoice # 19066 – Carter Van Dyke and Associates dated 5/13/22- Resiliency Grant \$1,210.00
- Invoice #19156- Carter Van Dyke and Associates dated 7/11/22- Planning Services \$1,663.00
- Invoice # 19157- Carter Van Dyke and Associates dated 7/11/22- Plan Endorsement \$170.00
- Invoice #19229- Carter Van Dyke and Associates dated 11/3/22-Planning Services \$558.50
- Invoice # 14876- Gerald Muller dated 11/21/22 – Van Cleef Escrow- \$315.00
- Invoice #14832- Gerald Muller dated 9/6/22- Van Cleef Escrow-\$682.50
- Invoice #14790- Gerald Muller dated 7/13/2022- Van Cleef Escrow- \$52.50

- Invoice #14573- Gerald Muller dated 1/22/22- General Legal - \$84.00
- Invoice # 14702- Gerald Muller dated 5/23/22 General Legal - \$63.00
- Invoice # 14872- Gerald Muller dated 10/5/22 Van Cleef Escrow \$262.50

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

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

NEW BUSINESS

DISCUSSION ITEMS

- **Review of the revised version of the TND redevelopment plan**

A Discussion ensued regarding the TND Development plan. Attorney Muller answered the Boards questions regarding the change in COAH units in the revised plan. Muller stated the Borough was granted substitutive certification from COAH and therefore Millstone does not need to go back for further approvals. Various other questions were answered regarding rental bonus credits and group homes.

A question arose regarding the Mindel tract of land that is under consideration as a gift to Millstone Borough and wheter or not this property would contribute to the vacant land roster and therefore increase out COAH numbers.

A discussion ensued regarding the sewers and Board Member Galli stated the Borough decided to focus on a smaller section of town with lots ½ acre or less. Mr. Galli also expained Suburban Consulting was hired to explore funding options to offset the costs of major infrastructure upgrades. Board Member Feger stated that the sewer numbers have only been shared with the board verbally. A decision was made to request the contracts for both Suburban Engineering and Mott McDonald from the Clerk by Rebecca Newman, Board Secretary.

- **Review of RFPs**

The Board received two RFP’s for Borough Attorney. Once from Savo, Schalk and one from Gerry Muller. A discussion ensued regarding the appointment. The Board decided that although Savo, Schalk offered a lower horly rate of \$175.00, the Board would appoint Gerry Muller for the continuity with the Van Cleef development facing the town.

- **In person meetings and Zoom Integration**

A brief discussion ensued regarding in person meetings. Many Board members felt it was more convenient to participate in meetings virtually and felt that if the Board did go back to in person meetings, some sort of hybrid meeting should be created to accommodate board members and public alike.

- **Upcoming Dates:**
 - a. **December 16th – Somerset County Stormwater Roundtable Meeting**
 - b. **January 12th - NJ Resilience Accelerator: Riverine Community Check-In**
 - c. **Confirm reorg date (January 6th 2023)**

Chairman Denne summarized the above dates and urged participation from the Board.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 8:52 PM. Hearing no comments from the public the open portion of the meeting was closed.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-None
- Dan Devoti- Stated he will be looking into the wasll on Ann and Main
- Board Members- None
- Mayor Heck- None

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 8:56 PM. Hearing no public comments, the open public portion was closed..

ADJOURNMENT

Motion was made by Matt Denne to adjourn the meeting at 9: 01 PM. Motion seconded by Dan Devoti. Motion carried all-ayes.

Respectfully Submitted,
Rebecca Newman
Planning Board Secretary