

**MILLSTONE BOROUGH
PLANNING BOARD
MEETING MINUTES
February 7, 2023**

CALL TO ORDER

Chairman Matthew Denne called the meeting to order at 7:05 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>
Dan Devoti	x	
Matthew Denne	x	
Jan Feger		x
Christine Fung	x	
Robert Galli	x	
Jason Klett	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	
Lucinda Bartley, Board Planner	x	

OPEN TO THE PUBLIC

Henry Wierzbowski, 1444 Main Street inquired about the resiliency meeting that was held and also inquired about the wooden retaining wall at the corner of Ann and Main Street.

APPROVAL OF THE MINUTES

Minutes from 12/6/2022 and 1/3/2023 were presented for approval. Chairman Denne made a motion to approve the minutes as presented. Mr. Devoti seconded. Motion carried all ayes.

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

APPROVAL OF INVOICES

- Invoice # 19300 Carter Van Dyke and Associated dated 2/3/23 General Planning \$228.00
- Invoice # 19301 Carter Van Dyke and Associated dated 2/3/23 Plan Endorsement \$292.00
- Invoice # 19302 Carter Van Dyke and Associated dated 2/3/23- Redevelopment Plan \$170.00
- Invoice # 19303 Carter Van Dyke and Associated dated 2/3/23 Resiliency Grants \$768.00
- Invoice # 15005- Gerald Muller dated 1/18/22 – General Planning Board- \$768.00

Motion to approve the Muller invoices was made by Denne and seconded by Galli. Motion carried all ayes.

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

Abstain:

Mr. Devoti asked for additional information on invoice # 19303 submitted by CVDA.

Motion to approve Carter VanDyke & Associates invoices with the exception of 19303 in the amount of \$768.00 was made by Galli and seconded by Devoti. Motion carried on roll call vote, all ayes.

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

NEW BUSINESS

DISCUSSION ITEMS

- **Review of the revised version of the TND Redevelopment Plan**

Board Member Galli informed the Board that the Redevelopment agreement the Board is reviewing does not need to go to the Council for approval if this just pertains to the Van Cleef development. If it were a town wide redevelopment agreement it would need Council Approval.

Minor changes were discussed and a motion was made by chairman Denne to table the discussion and vote on the redevelopment agreement to the next meeting. Motion was seconded by Mr. Galli. Motion carried on roll call vote, all ayes.

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

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 7:22 PM.

Henry Wierzbowski 1444 Main Street inquired if there were any planning board positions open and expressed an interest in being on the board.

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

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-Mr. Denne stated the office on public advocacy sent out documents on plan implementation and Carter and Lucinda will be answering some questions.
- Dan Devoti- Stated he spoke with the owner of the property at the corner of Main and Ann Street regarding the wall. They stated the wall was put up temporarily until the dirt settles and they plan to do it properly with permits in the Spring. Chairman Denne suggested a date of June 1, to have the issue rectified. Mr. Devoti will convey that to the property owners.
Mr. Devoti also reported on a fence that has been erected on the property on Millstone Rover Road known as the former Rzem property. The purpose of the temporary fence is to delineate between the two properties as there has been an issue between property owners.
- Board Members- Galli informed the Board that St. Joes church will be filing an application with the Board soon to erect a permanent structure like an open air pavillion to replace the temporary one utilized through Covid.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 7:52 PM.

Henry Wierzbowski, 1444 Main Street stated he was in favor of Zoom meeting continuing and mentioned he felt an additional driveway at 1398 Main Street, the former Rzem property would create an additional hazard on the roadway.

ADJOURNMENT

Motion was made by Matt Denne to adjourn the meeting at 7:57 PM. Motion seconded by Dan Devoti. Motion carried all-eyes.

Respectfully Submitted,

Rebecca Newman

Planning Board Secretary