

**MILLSTONE BOROUGH  
PLANNING BOARD  
MEETING MINUTES  
April 4, 2023**

**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>
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	x	
Lucinda Bartley, Board Planner	x	

**OPEN TO THE PUBLIC**

**APPROVAL OF THE MINUTES**

- Regular Meeting Minutes 2/7/2023
- Regular Meeting Minutes 3/6/2023

Motion to approve the minutes was made by Denne and seconded by Fung. Motion carried all ayes.

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

**APPROVAL OF INVOICES**

No invoices were presented for payment.

**NEW BUSINESS**

- Variance Application: The Parish Community of St. Joseph, Block 8 Lot 4

Professionals were sworn in by Mayor Heck.

Attorney for the applicant Jared Freeman, Edison, NJ explained the project briefly. During COVID the Church erected a tent type structure to be able to continue worship safely. The parishoners responded positively to this outdoor space. The Church would like to take steps to install a similar structure permanently. The temporary space has inspired parishoners embrace the outdoors taking exercise classes and yoga classes.

Mike Ford, P.E. Van Cleef Engineering, 32 Brower Lane presented two exhibits to the Board. The first was Exhibit A-1 which illustrated the existing conditions that are currently on the property and Exhibit A-2 which is the proposed conditions being discussed. Mr. Ford pointed out that there would be a decrease in impervious surface coverage as a portion of the parking lot would be removed. This decreased the coverage by nearly a ½ an acre. Mr. Ford also stated it was positive to promote outdoor activities and movement. Mr. Ford testified the structure will be a pre manufactured open air pavillion. Storm water drainage plans were not submitted with the application as the storm water run off will be improving. The pavillion will have electricity but no other utilities. The bathrooms inside the church will be utilized. Mr. Ford stated a small concrete path will be installed to access the storage shed. This shed will be approximately 12 X 20 and be used for storage of tables and chairs.

Zoning Officer Devoti asked why the pavillion was not being put on the South end of the property where it will be less visable to neighbors and out of the traffice pattern.

Mr. Ford responded that it looked at several places to install the pavillion on the property but they increased impervious coverage which they did not want to do. They also wanted to keep it closer to the church since the patrons will need to use the bathrooms in the church building.

Carter VanDyke planner inquired about trees being removed.

The applicant responded they will be adding 8 new ginko trees.

Chairman Denne opened the meeting to the public for comments on the application.

Henry Wierzbowski, 1444 Millstone River Road, inquired about the meeting notice and suggested the pavillion could be put behind the church.

#### **DISCUSSION ITEMS**

- TND Redevelopment Plan: Vote

Board member Galli asked that chairman Denne confirm that everyone on the board has received the proposed TND redevelopment plan and that they have read it. Chairman Denne asked each member if they have both received the document and read the document. They are responded yes to both questions.

Attorney Gerry Muller stated that this agreement supersedes any Ordinances that are in place and that Council will have to vote on this agreement.

The Board voted affirmatively that this document should be forwarded to Council for their introduction.

#### **OPEN TO THE PUBLIC**

Chairman Denne opened the meeting to the public at 7:57 PM.

Henry Wierzbowski, 1444 Main Street expressed his concerns over the increasing truck traffic in the Borough and asked if the speed limit for trucks can be reduced. Mr. Wierzbowski stated that in South Jersey beach replenishment happens and he stated that needs to happen here in along the river. As the flood water increases, the erosion becomes worse and property is being lost. Mr. Wierzbowski pointed out the culvert on the corner of his property and stated the road is going to need some kind of shoring soon.

#### **REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS**

- Board Chair-Nothing additional.
- Dan Devoti- Stated he spoke with the owner of the abandoned house across from the Millstone Workshop. The owner would like the property to be fully residential however it is in the TND zone. A discussion ensued and it was determined a variance would be needed if the home will be completely residential. Although it was residential originally, when the house became abandoned it lost that protection. Mr. Devoti mentioned the workshop has given up its commercial use and we did not require them to obtain a variance. Mr. Devoti stated that the workshop is now all residential as the business failed because it was not open often. He was concerned about enforcement for one and not the other. Also the owner of the home on Amwell on the corner of Colonial, 42 Amwell Road, will be adding a second story to the home but it has been reduced in size to conform with setbacks.
- Board Members-None at this time

#### **OPEN TO THE PUBLIC**

Chairman Denne opened the meeting to the public at 8:33 PM.

#### **ADJOURNMENT**

Motion was made by Matt Denne to adjourn the meeting at 8:40 PM. Motion seconded by Dan Devoti. Motion carried all-eyes.

Respectfully Submitted,  
*Rebecca Newman*  
Planning Board Secretary