

**MILLSTONE BOROUGH  
PLANNING BOARD  
MEETING MINUTES  
May 2, 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	n/a	
Lucinda Bartley, Board Planner	x	

**OPEN TO THE PUBLIC**

Chairman Denne opened the meeting to the public at 7:06 PM

Miriam Huber 1393 Main Street informed the Board they will be rebuilding their garage that was destroyed by fire. They originally were not going to rebuild however their mortgage company is requiring a rebuild or they would need to pay it off. Mrs. Huber stated they will have engineered plans and will most likely need traffic control while the construction takes place.

Dan Devoti, Zoning Officer stated the structure was destroyed but the foundation remains. The new structure will need to have flood vents because of its proximity to the flood plain. Mr. Devoti also stated they need to go the Historic Commission for review.

Mrs. Huber stated they will refuse to go in front of the Historic Commission and stated they are not friendly to work with. Mr. Huber stated the Historic Commission selectively enforces ordinances for some and not for others.

Ms. Fung, board member advised them they must follow the ordinance.

Elizabeth Hoeger, 239 Ann Street inquired as to where the heritage trail will be going as her property borders the peace brook and informed the board of the abundant wildlife in that area. Ms. Hoeger also asked who would be responsible for maintenance and enforcement of rules.

Mayor Heck stated his clerk should have put plans on the website for people to look at and would speak to him about getting that done. He also described where the trails would be and the maintenance of them.

**APPROVAL OF THE MINUTES**

**No minutes were presented.**

**APPROVAL OF INVOICES**

- Invoice #15106 Gerald Muller dated 4/12/2023- General Planning \$861.00
- Invoice #15107 Gerald Muller dated 4/12/2023- St Joseph's Church \$203.75
- Invoice #19337 Carter Van Dyke dated 4/5/2023- General Planning \$727.00
- Invoice #19338 Carter Van Dyke dated 4/5/2023- St. Joseph's Church \$589.00

- Invoice #19339 Carter Van Dyke dated 4/5/2023- Redevelopment Plan \$384.00
- Invoice #19354 Carter Van Dyke dated 4/5/2023- General Planning \$415.00
- Invoice #19353 Carter Van Dyke dated 4/5/2023- St. Joseph's Church \$374.00

Motion was made by Devoti to accept Gerry Muller's invoices as presented. Motion was seconded by Fung. Motion carried on all ayes.

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

Motion was made by Klett to approve invoices as presented by Carter VanDyke. Motion was seconded by Fung. Motion carried all ayes.

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

**NEW BUSINESS**

None

**DISCUSSION ITEMS**

Discussion regarding revisions to TND development plan

A discussion ensued regarding the proper procedures regarding this plan. The draft plan was given to the Van Cleef developers, whom commented on what they wanted changed. This was very concerning to the Board. The Board members agreed to attend the next Council meeting to determine why that took place.

A question arose again about the Council attorney, Steve Offen and his relationship with the Van Cleefs. Mayor Heck stated Mr. Offen will be recusing himself moving forward.

A discussion ensued regarding COAH units for the development.

A question arose about the TND document and the potential avenues that could be taken, for example what if the Board says we are not making any changes to the document. At that point the developer would need to come in and apply for a variance and post escrow fees. The Board decided it needed to have an additional meeting to discuss the agreement and to attend the next Council meeting to obtain answers to the questions.

### **DISCUSSION ITEMS**

A discussion ensued regarding the PIA and the need to get the document to Barry Ableman. The Board needs to focus on small parts of the plan and not the entire document at once.

### **OPEN TO THE PUBLIC**

Chairman Denne opened the meeting to the public at 8:15 PM.

Pat Morris, Main Street inquired about the plan endorsement and offered her historic input. Mrs. Morris also stated they would like to see more of Millstones History on the website. The historic board is working on an audio tour of the historic sites in the Borough and this is being done with grant funds.

Henry Wierzbowski, 1444 Main Street informed the Board the speed limit will be reduced to 25 MPH on Main Street. He also stated PSE&G has done some tree removal and it looks like a war zone. He wondered if they could do a better job at keeping the area looking nice.

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

- Board Chair-Nothing additional.
- Dan Devoti- Stated he spoke with the property owner on the corner of Yorktown who would like to install a 20 X 40 garage. This property is in the R-1 zone and needs to be 10' off the property line.
- Board Members-None at this time

### **OPEN TO THE PUBLIC**

Chairman Denne opened the meeting to the public at 8:21 PM. Hearing nothing further, the public portion was closed.

### **ADJOURNMENT**

Motion was made by Matt Denne to adjourn the meeting at 8:21 PM. Motion seconded by Dan Devoti. Motion carried all-eyes.

Respectfully Submitted,  
*Rebecca Newman*  
Planning Board Secretary