

**MILLSTONE BOROUGH
PLANNING BOARD
MEETING MINUTES
June 15, 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 June 5, 2023. 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 7:07 PM

Zachary Huber 1393 Main Street brought a sketch of the barn he would like to erect where the former garage had been. He stated they will install flood vents as required. Dan Devoti, zoning officer stated that they still need to go in front of the historic commission for approval and also suggested including colors for their approval.

Henry Wierzbowski, 1444 Main Street remarked that he cannot hear the audio on line and asked why there were no alerts for this meeting and nothing on the Borough website.

APPROVAL OF THE MINUTES

A motion was made to approve the minutes of the April 3, 2023 and the May 2, 2023 meetings by Dan Devoti. Motion was seconded by Jan Feger. Motion carried all ayes.

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

APPROVAL OF INVOICES

- Invoice # 19354 Carter VanDyke Associates dated 5/1/2023- General Planning - \$415.00
- Invoice # 19353 Carter VanDyke Associates dated 5/1/2023-St. Joes Parish-\$374.00
- Invoice # 15106 Gerry Muller dated 4/12/2023- General Planning - \$861.00
- Invoice # 15190 Gerry Muller dated 5/15/2023- General Planning - \$336.00
- Invoice # 15191 Gerry Muller dated 5/15/2023- St. Joes Parish- \$472.50

Motion was made by Devoti to accept Carter VanDykes invoices as presented. Motion was seconded by Mayor Heck. Motion carried on all ayes.

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

Motion was made by Fung to approve invoices as presented by Gerry Muller. Motion was seconded by Devoti. Motion carried all ayes.

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

NEW BUSINESS

- Resolution 2023-05: Approving the Variance Application: The Parish Community of St. Joseph, Block 8 Lot 4

Motion was made by Devoti and seconded by Denne to approve resolution 2023-05 for the Parish Community of St. Joseph. Motion carried all ayes.

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

- ORDINANCE NO. 2023-003: AN ORDINANCE BY BOROUGH OF MILLSTONE IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY AMENDING AN ORDINANCE PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES, PROVIDING FOR THE REGULATION OF CANNABIS AND AMENDING ITS DEVELOPMENT ORDINANCE

A discussion ensued regarding the Ordinance and its consistency with the master plan. The board requested further information to ensure site plan approval would still be needed once the ordinance is passed by Council.

A motion was made to table Ordinance 2023-003 by Denne and seconded by Fung. Motion carried all ayes.

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

- ORDINANCE NO. 2023-002: AN ORDINANCE BY THE BOROUGH COUNCIL OF THE BOROUGH OF MILLSTONE, COUNTY OF SOMERSET, STATE OF NEW JERSEY AMENDING THE BOROUGH OF MILLSTONE CODE OF ORDINANCES TO REPEAL ORDINANCE NO. 2007-006 TO ADOPT A NEW ORDINANCE (NO. 2023-002) FOR THE PREVENTION OF FLOOD DAMAGE AND TO AMEND THE DEVELOPMENT ORDINANCE; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Motion was made by Devoti to approve the ordinance as presented to be returned back to Council for final adoption. Motion seconded by Denne. Motion carried all ayes.

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

DISCUSSION ITEMS

Plan Implementation Agreement Discussion

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.

Summary of Council Meeting Discussion regarding TND Redevelopment Plan

Mayor Heck informed the Board that Steve Offen will be recusing himself on discussions regarding Block 8 Lots 1.02 and 1.08 and a conflict attorney has been hired.

OPEN TO THE PUBLIC

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

Henry Wierzbowski, 1444 Main Street asked questions about the Cannabis Ordinance and was directed to ask his questions to the Borough Council as they are the body approving this.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-Nothing additional.
- Dan Devoti- Stated he was contacted by the Kester family that inquired about adding a garage to their property. Based on the side yard setbacks a variance would be needed.
- 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 8:25 PM. Motion seconded by Dan Devoti. Motion carried all-ayes.

Respectfully Submitted,
Rebecca Newman
Planning Board Secretary