

**MILLSTONE BOROUGH
PLANNING BOARD
MEETING MINUTES
July 11, 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 7:03 PM

Henry Wierzbowski, 1444 Main Street spoke about the damage flooding has caused and noted several sinkholes. Henry also asked why soil restoration is not done in flood areas like it is along the shore? The same issues exist around rivers. Chairman Denne stated he will look into the sinkholes Henry mentioned and that he should direct his questions to the Council regarding restoration.

Pat Morris, Main Street asked why there was nothing on the website to allow the public to follow along with the meeting. Mayor Heck stated that the website is being updated.

APPROVAL OF THE MINUTES

A motion was made to table the minutes of the June 15, 2023 by Dan Devoti. Motion was seconded by Jan Feger. Motion carried all ayes.

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

APPROVAL OF INVOICES

- Invoice # 19373 Carter VanDyke Associates dated 6/9/2023- General Planning - \$579.00
- Invoice # 19393 Carter VanDyke Associates dated 6/28/23 -General Planning \$84.00

Motion was made by Fung to accept Carter VanDyke’s invoices as presented. Motion was seconded by Galli. Motion carried on all ayes. Galli commented that he appreciated the timely submissions of invoices.

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

NEW BUSINESS

- 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

Chairman Denne reminded the Board that their only responsibility is to ensure the proposed ordinance is not inconsistent with the master plan. Galli stated that the applicant would still need to follow all the planning board rules and specifications. Chairman Denne stated that even if the Council approves this ordinance that the applicant would still need to present a site plan to the planning board.

A motion was made by Devoti to approve the ordinance to be sent back to Council as it is not inconsistent with the master plan. Motion was seconded by Feger. Motion carried all ayes.

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

DISCUSSION ITEMS

Plan Implementation Agreement Discussion

Christine Fung explained the plan to the board and called attention to the fact that the plan needs to be continually updated. Christine Fung stated that 9 years ago, the Borough entered into an agreement with the NJDEP, the Office of Planning and Advocacy and other agencies to be included in the State of New

Jersey Sewer Plan. Christine expressed her frustration with being able to obtain the necessary information from the Council/Clerk. Christine highlighted the columns on the spreadsheet she needed information to complete.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 7:40 PM.

Pat Morris, Main Street asked if the PIA is a public document and urged the Board to place it on the website for the public to be able to follow along in the discussion. Pat Morris also spoke to the question raised about an historic preservation ordinance, stating there is a Preservation Ordinance on file. Pat Morris also stated the cannabis facility would need to go before the Historic District Commission for approval as well.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-Nothing additional.
- Dan Devoti- Stated he has been doing a weekly drive around the Borough and stated he was contacted by the property owners across from the Millstone workshop requesting permission to remove trees. Dan inquired if the Borough had a form to complete for tree removal and stated he advised the property owner to wait until the septic was approved to ensure the trees needed to be removed. The property behind that, the flag lot, is renting out the barns to contractors. Dan Devoti directed Rebecca to send a letter stating they need site plan approval for that use. Also the temporary fence needs to be removed. Lastly, a property on River Road has many chickens, roosters and goats.
- Board Members- Bob Galli gave a brief overview of the status of the redevelopment plan.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 8:07 PM.

Pat Morris, River Road mentioned that the railroad tie wall that is on the corner of Ann Street and Main is being lowered. She stated the owner is working with Historic Preservation.

ADJOURNMENT

Motion was made by Matt Denne to adjourn the meeting at 8:15 PM. Motion seconded by Dan Devoti. Motion carried all-eyes.

Respectfully Submitted,
Rebecca Newman
Planning Board Secretary

