

**MILLSTONE BOROUGH
PLANNING BOARD
MEETING MINUTES
October 3, 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	n/a	

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 7:15 PM.

Henry Wierzbicki-1444 Main Street-Commented that there seems to be an open position on the planning board and expressed his interest in being on the board. He also stated that speeding is still an issue even with the lowered speed limit and proposed a three way stop at the intersection of Old Amwell and Main Street.

Mike Kester, 12 Van Doren Drive- requested input from the board as he would like to build a detached garage and the zoning officer stated he would need a variance, however that is not consistent with the Ordinances. Zoning officer DeVoti stated the way the Ordinance was written was very confusing and that the board should work to clarify the language for certainty. A discussion ensued and the Board agreed to speak to the attorney and respond back to Mr. Kester.

Tim Hoffnan, 33 N River Street- informed the board that due to the flooding and lack of traffic flow through River Street he was having difficulty renting his commercial property. He is considering converting the 2 first floor spaces into studio apartments.

Rudy Diaz, 1398 Millstone River Road- appeared in front of the board in response to a letter he received regarding a fence. He stated he wanted to comply and asked what needed to be done. Zoning Officer DeVoti advised him he needed to submit a site plan to the board and offered assistance to him to complete the necessary paperwork.

APPROVAL OF THE MINUTES

A motion was made to approve the minutes of the June 15, July 11, and August 1, 2023 as amended was made by Fung. Motion was seconded by Denne. Motion carried all ayes.

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

APPROVAL OF INVOICES

- Invoice # 15350 Gerry Muller dated 9/27/23- General Planning - \$840.00
- Invoice # 19427 Carter Van Dyke and Associates -General Planning \$339.00

Motion was made by Fung to table Gerry Mullers invoice and to approve Carter Van Dykes invoice as presented. Motion was seconded by Devoti. Motion carried on all ayes.

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

DISCUSSION ITEMS

Plan Implementation Agreement- Fung updated the board on the progress that has been made on the PIA and stated the County of Somerset had made comments on the plan and she was hoping to meet with Lucinda to go over the comments. Fung also stated she will speak to the State office of planning and advocacy to determine what and who the documents need to be submitted to.

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public at 7:51 PM.

Henry Wierzbowski, 1444 Main Street, mentioned the need for storm water management in the Borough.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

- Board Chair-Asked that the Mayor contact members Klett and Santos as they have not shown up to meetings this year.

- Dan Devoti- Updated the board that letters were sent regarding uses of the properties and stated Grimshaw and Staskek needed to apply for variances. Devoti also stated that there was additional work that needed to be done on the property at 1444 Main Street, with regard to the sight triangle.
- Board Members- Bob Galli stated the Council meeting was very short.

OPEN TO THE PUBLIC

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

Henry Wierzbowski, 1444 Main Street-stated he contacted Walter Lane at Somerset County to voice his concerns over pedestrian safety in Millstone. He stated Mr. Lane was receptive to potentially extending the sidewalk past his home.

ADJOURNMENT

Motion was made by Matt Denne to adjourn the meeting at 8:11 PM. Motion seconded by Fung. Motion carried all-eyes.

Respectfully Submitted,
Rebecca Newman
Planning Board Secretary