

OFFICIAL MINUTES APPROVED JUNE 11, 2019

Borough of Millstone Regular Meeting of the Planning Board May 7, 2019

Mr. Huber, Board Chairman, called the meeting to order at 7:36 pm. There were no members of the public present.

Mr. Huber read the following statement:

“The regular meeting of the Millstone Borough Planning Board will please come to order. Adequate notice of this meeting has been noticed to the Courier News and posted at Borough Hall. 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 will proceed to the next item on the agenda.”

Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Vincent Biviano	X	
Clint Bowers		X
Dan Devoti	X	
Dan Dixon		X
Christine Fung	X	
Zach Huber	X	
Derek Johnson		X
Lawrence Tarantino	X	
<u>Also Present:</u>	<u>Present</u>	<u>Absent</u>
Denise Piszowski, Board Secretary	X	
Mayor Ray Heck	X	
Jerry Muller, Board Attorney	X	
Carter Van Dyke, Board Planner	X	

OPEN TO THE PUBLIC

On a motion by Mr. Devoti, seconded by Ms. Fung the Board opened the meeting to the public.

Ms. Katarcyna Bruszewski informed the Board that she rents the home at 224 Ann Street, would like to buy the house. She asked if the Board could tell her if it would be possible to put an addition on the back before she purchases it. She explained to the Board what she wanted to do and the Board discussed the setbacks and if it would be possible. The Board explained that they couldn't give her an answer without a site plan, survey or other documentation showing what she planned to do and that a variance would probably be required. A lengthy discussion ensued.

OFFICIAL MINUTES APPROVED JUNE 11, 2019

On a motion by Mr. Devoti, seconded by Ms. Fung the Board closed the meeting to the public.

REVIEW AND VOTE ON PROFESSIONALS' INVOICES

The Board discussed the invoice submitted by Mr. Muller.

On a motion by Mr. Devoti, seconded by Mr. Huber, and with a roll call vote, the following invoices submitted by Mr. Muller were approved.

- March 2019 Inv. 13374 General Board Services \$ 20.50

Roll Call: Ayes: Biviano, Devoti, Fung, Huber, Tarantino
Nays:
Abstain:

DISCUSSION ITEMS

Plan Endorsement

Mr. Van Dyke explained to the Board that he was contacted by the Mr. Abelman, regarding the Plan Endorsement Village designation. The Board submitted the update last year, however updates were still required. Mr. Van Dyke reviewed the outstanding items and draft action plan with the Board.

Mr. Van Dyke also explained that the State had a sewer and wastewater and septic management plan for each town and the towns were required to comply. Millstone is currently negotiating with Hillsboro and the County to work out its septic management plan and the County had done a septic management plan for the Borough as part of their plan and would be sending it to DEP for review.

Mr. Van Dyke informed the Board that he and Mr. Muller had reviewed and updated the land use ordinance last year and it needs to be reviewed and adopted by the Board.

The Board asked about safety systems for sewer systems during floods. A discussion ensued.

Mr. Muller explained a Pilot Program for the Borough that Council is considering that provides funds in lieu of taxes. He explained that Council is discussing doing this with Van Cleef for their development. The Mayor explained that Council is currently exploring this option and no decisions have been made. Mr. Muller further explained the Boards role for an area in need of redevelopment should Council determine that this pilot program worked for the Borough. Mr. Muller read a portion of the Local Undeveloped and Redevelopment Law. Mr. Muller further explained the steps that would need to be taken by the Borough.

The Board discussed the process for the preliminary investigation for determination of redevelopment area. The Board also discussed the pilot program and how it would affect the Borough. The Mayor explained that the Board would be required to do a preliminary investigation before Council could proceed. A discussion ensued.

Mr. Muller explained the history of the Boroughs affordable housing obligation to the Board. A lengthy discussion ensued.

OPEN TO THE PUBLIC

OFFICIAL MINUTES APPROVED JUNE 11, 2019

There being no public in attendance the Board opened and closed the meeting to the public.

With an aye vote by all, the Board adjourned the meeting 9:15 pm.

Submitted,

Denise Piskowski
Planning Board Secretary