

**MILLSTONE BOROUGH
PLANNING BOARD
REGULAR MEETING MINUTES
April 5, 2022**

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

Planning Board Secretary Rebecca Newman called the roll.

<u>Board Member</u>	<u>Present</u>	<u>Absent</u>
Clint Bowers		x
Dan Devoti	x	
Matthew Denne	x	
Dan Dixon		x
Jan Feger	x	
Christine Fung	x	
Robert Galli	x	
Lawrence Tarantino	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
Carter Van Dyke, Board Planner		

OPEN TO THE PUBLIC

Chairman Matt Denne opened the meeting to the public.

Henry Wierzbowski, 1444 Main Street, questioned why he was not let into the meeting earlier. Chairman Denne responded that the meeting had not started when he was trying to enter.

Carter Roberts, prospective buyer of the property located at 1398 River Road, presented a sketch of what he envisioned for the property. The property is 2 acres, but has no frontage and is on a flagged lot. The drawing illustrated the style of the structures. Mr. Roberts asked questions about impervious surfaces and stated any materials stored would need to be on pallets and any storage would be well hidden by a berm.

Lawrence Tarantino mentioned speaking to the Historic Commission, as this property is located in the village commercial zone.

Adam Zbeeb, also a prospective buyer for 1398 River Road inquired about the potential of a food truck lot similar to the one at Rutgers. It would have a space to dine, lighting and entertainment at times.

Dan Devoti, Zoning Officer stated that both ideas have positives and negatives to them that would need to be worked out. Mr. Devoti also inquired on what Mr. Zbeeb planned to do with the existing buildings. Mr. Zbeeb responded that it would depend on the layout of the property and the only way he would take buildings down is if it was not feasible to keep them.

Henry Wierzbowski, 1444 Main Street mentioned looking for grants to improve this area.

Hearing no further comments Chairman Denne closed the meeting to the public.

APPROVAL OF THE MINUTES

Mayor Heck made a motion to approve the regular meeting minutes from the 4/5/2022 meeting. Motion was seconded by Dan Devoti. Motion carried.

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

APPROVAL OF INVOICES

- Invoice # 19064 – Carter Van Dyke and Associates \$255.00
- Invoice # 19065 – Carter Van Dyke and Associates \$1,530.00
- Invoice # 19066 – Carter Van Dyke and Associates \$2,035.50
- Invoice # 19067 – Carter Van Dyke and Associates \$867.00

Motion was made by Chairman Denne to approve the invoices submitted by Carter Van Dyke. Motion was seconded by Jan Feger. Motion carried.

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

- Invoice # 14574 - Law Offices of Gerald Mueller \$515.00

A motion was made by Dan Devoti and seconded by Chairman Denne to approve the invoice for payment. Motion carried.

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

NEW BUSINESS

DISCUSSION ITEMS

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public.

Henry Wierzbowski, 1444 Main Street, mentioned the floodgates in Bound Brook and how close the flooding came to his first floor, despite being raised. Mr. Wierzbowski stated had the flood gated closed completely he feared what would have happened.

Lawrence Tarantino stated the obstruction in the gates certainly was positive for Millstone.

REPORTS/OPEN TO BOARD MEMBERS AND PROFESSIONALS

No reports given

- Board Chair- None
- Dan Devoti, Zoning Officer- Letters have been sent to the three homes identified with zoning issues. One property owner responded and inquired about obtaining a variance.
- Council Liaison- None
- Board Members- None

OPEN TO THE PUBLIC

Chairman Denne opened the meeting to the public.

Henry Wierzbowski, 1444 Millstone River Road, mentioned they are working on 39 Amwell Road and there is a large hole in the front near the sidewalk for a cistern that is very dangerous. Rebecca Newman stated she would contact the construction official and have it taken care of.

Lawrence Tarantino, Board Member, inquired as to what was happening at the Hillsborough Reformed Church. Rebecca Newman responded that they were leveling blue stone that has broken and/or settled.

Chairman Denne thanked everyone for their participation and made a motion to adjourn the meeting. Motion seconded by Dan Devoti. All ayes. Meeting adjourned at 9:01 PM.

Respectfully Submitted,

Rebecca Newman

Planning Board Secretary