



**MILLSTONE TOWNSHIP PLANNING BOARD  
SPECIAL MEETING MINUTES  
FEBRUARY 16, 2023**

The Millstone Township Planning Board Special Meeting was called to order by Chairman Newman on Thursday, February 16, 2023 at 3:00 p.m. and was conducted remotely using the "Zoom" format. Directions for accessing and participating in this meeting were provided as required, and was made available by computer, tablet, smart device and/or internet browser: <https://zoom.us/join> or by telephone, Dial US Toll Free: +1 (888) 788-0099, (877) 853-5247 or (833) 548-0276 using the following:

**Meeting ID: 922 593 6112**

**Passcode: millstone**

The purpose of the meeting is to review proposed updates to the "Housing Plan Element and Fair Share Plan" Master Plan document, prepared by Heyer, Gruel & Associates. Notice of this meeting was provided in accordance with the Open Public Meetings Law. Formal action may be taken.

Ms. Sims confirmed there was a quorum and read the Open Public Meetings Act Statement.

There was a salute to the Flag.

Roll call for the below members was called:

Present: Chairman Newman, Mr. Pepe, C/W Zabrosky, Mr. Kotby, Mr. Pado and Mr. Ziner.

Absent: Mr. Lambros, Mr. Beck, Ms. Sinha, Ms. Riley (Alt I) - one (1) vacant seat (Alt. II).

Attending: Michael Steib, Esq.; Matt Shafai, PE, PP, Board Engineer; McKinley Mertz, AICP, PP, Board Planner; Amanda O'Lear, Board Planner's office; Danielle B. Sims, Board Secretary.

**MINUTES:**

None.

**RESOLUTION(S):**

None.

**APPLICATION(S):**

None.

**CORRESPONDENCE/BOARD DISCUSSION:**

None.

**NEW/OLD BUSINESS:**

Pursuant to N.J.S.A. 40:55D-28, the Planning Board of the Township of Millstone has prepared an amendment to the "Housing Plan Element and Fair Share Plan" of the Millstone Township Master Plan. The purpose of the meeting is to review the proposed amendments to the Master Plan document.



Board Planner Mertz stated that the Township's obligation has not changed and the Township is not introducing any additional affordable housing sites as part of this amendment. The plan would be amending some of the existing sites as some of the conditions of some of the sites have changed. She reviewed the proposed changes in the Fair Share Plan and Housing Plan Element.

The proposed changes include the changes in the demographics based on the 2020 census. CKV has been designed for 96 affordable, but there is only funding for 60 affordable units. The report only proposes the 60 units, since there is not funding available for it. It will note that there is ability to build an additional 36 units.

The project at 16 Novad Court previously had one affordable unit and when the previous tenant passed away, it was left in disrepair. The Planning Board approved the demolition of the existing affordable unit and the construction of a three unit, 100% affordable, building.

The Shu Lee property is being reduced to 25 units at this time as the funding is capped at 25 units.

There are 242 credits in the previous plan and the new plan reflects 251 units, a net increase of nine (9) credits and the current obligation is set at 231 units, which means there are extra credits to carry forward to the next round.

There are detail changes to the demographics and the changes that are proposed for these three affordable housing properties.

Ms. Mertz explained that the purpose of this meeting was to review the proposed changes and ask any questions as to the proposed changes.

Amanda O'Lear, attending, will be appearing at the March 8, 2023 meeting on behalf of Board Planner Mertz.

The Board was satisfied with the summary and had no further questions and will be providing the required notice for the hearing to be held on March 8, 2023.

#### **PUBLIC COMMENTS:**

Chairman Newman opened the matter to the public.

Geraldine Kromann 815 Perrineville Road, Perrineville, NJ appeared and asked about Millstone possibly being spared and given an exclusion and believes Millstone would be eligible for an exclusion based on the environmentally sensitive nature of the Township.

There were no other comments from members of the public. Chairman Newman closed the public comments session.

#### **EXECUTIVE SESSION:**

Chairman Newman called for the Board to go into Executive Session in order to discuss potential litigation, making a motion to adopt a resolution under the Open Public Meetings Act to go into executive session; which was seconded by Mr. Pepe. On a roll call vote in favor: Chairman Newman, Mr. Pepe, C/W Zabrosky, Mr. Kotby, Mr. Pado and Mr. Ziner; none opposed, the Board went into executive session and the one member of the public voluntarily left the Zoom meeting for purposes of this executive session.

The Board went back onto record. On a motion from Chairman Newman, which was seconded by Mr. Ziner, the Board voted to exit the Executive Session and proceed with the special meeting, with all in favor; none opposed.



**BOARD DISCUSSION:**

With no further business, Chairman Newman made a motion to adjourn the meeting, which was seconded by Mr. Ziner. The meeting was closed on a roll call vote in favor: Chairman Newman, Mr. Pepe, C/W Zabrosky, Mr. Kotby, Mr. Pado and Mr. Ziner; none opposed.

Respectfully submitted,

  
Danielle B. Sims, Board Secretary