

Millstone Township Committee Regular Meeting Minutes for October 21, 2020

Mayor Masci calls the meeting to order at 7:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Millstone Twp., NJ 08535

Statement Of Notice As Required By P.L. 1975, C231 Is Read.

I hereby announce that pursuant to the Open Public Meeting Act, adequate notice of this meeting has been provided in the annual notice of meetings which was mailed to the Asbury Park Press and the Trenton Times, posted on the public announcements bulletin board in Town Hall and filed in the Office of the Township Clerk on December 18, 2019.

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Committee meeting was also held using the Zoom platform. Members of the public have the option to attend the meeting via Zoom or in person. Some members of the Township Committee along with the Township Attorney attended the meeting via Zoom; Deputy Mayor Grbelja, Committeeman Ferro, Business Administrator and Municipal Clerk were present at the meeting room.

ROLL CALL: Mayor Masci – present, Committeeman Dorfman – present, Committeeman Ferro - present, Committeewoman Grbelja – present, Committeeman Kuczinski – present. Also, in attendance: Robert Munoz - Township Attorney, Business Administrator – Kevin Abernethy and Kathleen Hart - Municipal Clerk.

Municipal Clerk read Resolution 20-313 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded

Motion to adopt Resolution 20-313 was moved by DM/Grbelja; second by C/Ferro.
Committee Discussion: None

ROLL CALL VOTE:

AYES: C/Dorfman, C/Ferro, DM/Grbelja, C/Kuczinski, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

Motion to adjourn Executive Session was moved by DM/Grbelja; second by C/Kuczinski. All in Favor

Time In: 7:02 p.m.; Time Out: 8:06 p.m.

Mayor Masci calls the Regular Meeting to order at 8:16 p.m. followed by a flag salute and a moment of silence.

Mayor Masci read the following statement: Due to the COVID-19 pandemic the Township Committee Meeting of October 21, 2020 will also be utilizing the Zoom platform. For public comment section you can also email askmillstone@millstonenj.gov with your questions or public comments along with your name and address. Your comments will be read into the record. This meeting will also be recorded and be replayed on the Millstone PEG Channel.

PRESENTATION: D.E.N.J., Inc Request for Rezoning for Block 57.01, Lots 1.01 – 1.06

Township Attorney states that this process is not a real formal process. Anyone, can come to the Township Committee and asked to be heard. The property owner/developer requests to be heard

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regarding potential rezoning of a property. This is not a proposal by the Township, there are no pending ordinances or no pending action on part of the Township Committee. They are simply making a presentation. M/Masci states that Mr. Giunco will do the presentation, then the Township Committee will speak and any comments from the public will be heard.

Mr. Giunco, Esq, attorney representing D.E.N.J., Inc. states that his clients are proposing rezoning Block 57.01, Lots 1.01 – 1.06, located on Trenton-Lakewood Road, and to adjoin the BP zone to permit warehousing on his client's site. The site adjoins I-195 and Trenton-Lakewood Road. It is immediately across the street from an agricultural site. Immediately across the road to the Northwest is the BP zone, which already has a 45,000 sq. ft. warehouse on it and approved 175,500 sq. ft. warehouse not built yet. My clients are proposing to join the BP zone and expand to this property. This is a light industrial activity with no manufacturing, simply a warehouse for distribution. A traffic assessment was prepared and would be followed up by a detail traffic study. The truck traffic route would utilize CR 526 toward I-195 and would utilize Interchange 8 on I-195 to the NJ Turnpike. Currently the site has six (6) 10 acre lots and only one purchase was made and that unfortunately failed along with the subdivision. A PILOT structure can also be done. This project will increase revenues for the Township. This site would almost be completely self-contained with on-site septic and on-site water supply. Mr. Giunco asks that if the Township Committee finds this proposal beneficial to then refer this to the Planning Board for further studies. (See attached Exhibits)

M/Masci and the Township Committee voice their concerns regarding this proposal and are not in favor of rezoning this property.

M/Masci states there is a new park down the street and the last thing we want is more truck traffic. This proposed building is equivalent to 13 football fields with 157 loading docks, 186 trailer stalls and 428 car stalls and is not the place for a warehouse. DM/Grbelja states that land preservation has been and is my number one concern in this community. As liaison to both the Open Space Preservation Council and the Agricultural Advisory Council, this property has been on the radar screen for years. The Open Space Preservation Council and the Agricultural Advisory Council wants to preserve the property and does not favor rezoning this property. C/Dorfman thanks the residents for coming out and is not in favor of this project. C/Kuczinski states that this project does not belong there and can't support this going forward. C/Ferro agrees with the other Township Committee members and thanks everyone who attended in person and on Zoom. We are here for you and hopes our team has sent a message to all of you that this issue is not a concern and you should not worry about it. M/Masci thanks the Township Committee and the residents for coming out and would like to open up the meeting to the public for their comments.

Many residents voiced their concern over the proposed project and thanks the Township Committee on staying true to the Master Plan.

Mr. Giunco, Esq, states that his clients withdraw application.

ORDINANCES:

SECOND READING

ORDINANCE 20-33 AN ORDINANCE AMENDING CHAPTER V FEES, SECTION 5-14 (FEES FOR CHAPTER XIV: BUILDING AND HOUSING), SUBSECTION 14-1.3 (STATE UNIFORM CONSTRUCTION CODE FEE), OF THE REVISED GENERAL

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ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF
MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends the building permit fee for renovations, alterations and repairs.

Affidavit of Publication Presented.

Mayor Masci opens the public hearing at 9:37 p.m.

No public comment.

Mayor Masci closes the public hearing at 9:38 p.m.

Motion to adopt Ordinance 20-33 on second reading was moved by C/Dorfman; second by C/Kuczinski.

ROLL CALL VOTE:

AYES: C/Ferro, DM/Grbelja, C/Kuczinski, C/Dorfman, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

FIRST READING

ORDINANCE 20-34 AN ORDINANCE AMENDING CHAPTER V (FEES), SECTION 5-13 (FIRE DISTRICTS) OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance provides the fees to be charged by the Fire District for Emergency Medical Services.

Motion to adopt Ordinance 20-34 on first reading and authorize publication of same was moved by DM/Grbelja; second by C/Kuczinski.

ROLL CALL VOTE:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

Second reading and Public Hearing to be held on November 4, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

RESOLUTIONS: CONSENT RESOLUTION POSTED ON BULLETIN BOARD.

ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

20-314 Payment of Vouchers for October 21, 2020

20-315 Resolution Authorizing Defense of Litigation in the Matter of Dan Murphy, Et Al v.

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Township of Millstone Et Al, as to Count VIII of the Complaint and Punitive Damages Only

- 20-316 Resolution Authorizing Modification of Riverside Maintenance Agreement
- 20-317 Resolution in Support of the Affordable Housing Alliance Trust Fund Application with the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program
- 20-318 Resolution Adopting Remote Meeting Standard Procedures and Requirements
- 20-319 Resolution Directing Tax Collector to Cancel Real Estates Taxes on Block 39.01, Lot 16.11
- 20-320 Resolution Appointing Temporary Building Inspector
- 20-321 Resolution Requesting Approval of Items of Revenue and Appropriation NJS 40A:4-87

Motion to adopt Consent Agenda was moved by DM/Grbelja; second by C/Ferro.

ROLL CALL VOTE:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

REPORTS FROM VARIOUS DEPARTMENTS FOR SEPTEMBER 2020:

Tax Collector	\$508,175.27
Clerks Report	\$ 3,363.35
Dog License	\$ 15.00
Recreation (July)	\$ 9,157.21
Recreation (August)	\$ 26,912.34
Recreation (September)	\$ 4,705.53
Building Department	\$ 51,136.00
COAH	\$ 3,103.00
Municipal Court	\$ 11,047.82
2020 Interest Revenue	

Motion to file was Moved by DM/Grbelja; Second by C/Ferro. All in Favor.

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – October 7, 2020

Motion to adopt Regular Meeting Minutes of October 7, 2020 was moved by DM/Grbelja; Second by C/Ferro.

ROLL CALL VOTE:

AYES: C/Dorfman, C/Ferro, DM/Grbelja
NAYS: None
ABSTAIN: C/Kuczinski, M/Masci
ABSENT: None

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NEW BUSINESS

1. Best Practice Inventory – Business Administrator states that in order to get 100% of your state funding, the Township needs to receive a minimum of 16 points. We are currently at 20 points. The few items we did not get points for were Social Media, Cyber Response Training and Anti-nepotism policies which are currently working on to include in the personnel manual.
2. M/Masci discusses establishing a Frisbee League for girls/boys and adult leagues. C/Dorfman will bring this to the Recreation Commission and feels this is positive for the community. Township Committee agrees to move this forward to the Recreation Commission.

OLD BUSINESS:

1. AHA Home Rehabilitation Program has been extended to the end of the year. Contact the Business Administrator at askmillstone@millstonenj.gov for an application.

COMMENTS FROM THE DAIS:

M/Masci would like to thank all who came out and shared their opinions. Millstone is the jewel in Monmouth County.

M/Masci read the following as it is vital for to go out and vote:

Pursuant to Executive Orders, Governor Murphy has signed a law mandating the November 3, 2020 General Election in New Jersey be conducted primarily by mail-in ballots.

The only polling location for Millstone Township active registered voters will be located at Wagner Farm Park, 4 Baird Road, Millstone Township, NJ 08535 and will be opened from 6 a.m. to 8 p.m. on Election Day.

There will be no voting machines at the polling location, except one for disabled voters. Voters with such needs should contact the County Clerk's Office at 732-431-7790 for further information. All other voters that arrive at the polling place above to vote will be required to vote on a paper provisional ballot.

Mail-in Ballot: Voters can return their completed mail-in ballot in one of four ways:

1. Via United States Postal Service (all ballots will have a postage paid return envelope and must be postmarked on or before General Election Day, November 3rd).
2. Via secure ballot drop boxes located throughout the County (see below).
3. In-person to the Board of Elections Office located at 300 Halls Mill Road, Freehold, NJ 07728.
4. In-person to the polling location at Wagner Farm Park (4 Baird Rd) on Election Day; you may not return any other voter's ballot to this location.

C/Ferro states that we put together a very aggressive road program and would like the Business Administrator to reach out to JCP&L and other vendors regarding the schedule for the road program so they do their work now and not after the paving. Would like us to be proactive.

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C/Dorfman states that the Recreation Department is there to serve the public and there are many programs that already exist and is in support of new programs. Please reach out to the Recreation Department with any programs you are interested in.

PRIVILEGE OF THE FLOOR:

M/Masci opens the meeting to the public at 9:58 p.m.

Joseph Toth, 228 Sweetmans Lane has a question on Resolution 20-315 authorizing litigation against the Township. Township Attorney states that the insurance company is handling all but Count 8 and punitive damages. The Township would pay for punitive damages but it is highly unlikely. There is one employee in town named and this resolution is not for his defense.

M/Masci closes the meeting to the public at 10:05 p.m.

Motion to adjourn was Moved by DM/Grbelja; Second by C/Ferro. All in Favor.

Time Out: 10:05 p.m.

Audio of the meeting is available in the Municipal Clerks Office.

October 21, 2020 Township Committee meeting minutes approved at a Township Committee meeting held on November 4, 2020.

Kathleen Hart, RMC
Municipal Clerk

EXHIBITS