

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR APRIL 20, 2022

Mayor Ferro calls the meeting to order 7:02 p.m.

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 Meeting Notice 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 20, 2021.

ROLL CALL: Committeeman Eric Davis – arrives at 7:30 p.m., Deputy Mayor Chris Morris – present, Committeeman Michael McLaughlin – present, Committeeman Tara Zabrosky – absent and Mayor Al Ferro - present. Also, in attendance: Brian Chabarek, Esq. - Township Attorney, Kevin Abernethy – Township Administrator and Kathleen Hart - Municipal Clerk.

Motion to adopt Resolution 22-98 was moved by C/McLaughlin; second by DM/Morris.

Municipal Clerk read Resolution 22-98 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded

ROLL CALL VOTE:

AYES: C/McLaughlin, DM/Morris, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Davis; C/Zabrosky

C/Davis arrives at 7:30 p.m.

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

Time In: 7:04 p.m.; Time Out: 7:56 p.m.

Mayor Ferro calls the regular meeting to order at 8:04 p.m. followed by a flag salute and a moment of silence.

ROLL CALL VOTE:

AYES: C/Davis, C/McLaughlin, DM/Morris, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

All attendees and participants agree to conduct themselves in a manner appropriate for public gathering. Individual speakers should be advised that no right of privacy protects a person’s public comments made in a public forum. Accordingly, all participants bear responsibility for their own statements and commentary.

CORRESPONDENCE:

- 1. Letter received from Dennis Gibson resigning as the Construction Official as of May 9, 2022.

RESOLUTION:

22-99 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinance 22-05

Motion to adopt Resolution 22-99 was moved by DM/Morris; second by C/McLaughlin.

ROLL CALL VOTE:

AYES: C/McLaughlin, DM/Morris, C/Davis, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

ORDINANCES:

SECOND READING AND PUBLIC HEARING
ORDINANCE 22-05 AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND

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DEVELOPMENT), ARTICLE 5 (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision provides for amendments to the BP and PCD zones to provide additional controls to reduce the impacts of commercial development.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:06 p.m.

Evan Hom, 1001 Windsor Road thanks the Township Committee and appreciates all of their efforts to continuously improve and preserve the history of the Township. The Hom family has lived in Millstone for over 60 years, farmed over 400 acres and has placed about 250 acres in the farmland preservation program, which is very important. There is one property they own that is on Millstone Road near Route 33. The goal for the family was to place most of the properties into farmland preservation and there is one property they would like to develop. This property is in the PCD zone which permits industrial development. The zoning ordinances currently in place have considerable protection for environmentally sensitive properties, which includes wetlands, wetlands buffers and flood hazards and also restricts and limits the intensity of development. The restrictions proposed in Ordinance 22-05 will substantially impact the utility of this property by reducing the size and height of a warehouse building and reducing the property value. Mr. Hom would like the Township Committee to table this ordinance for further review and discussion.

Wickie Hom, 15 Battleground Road said he has lived in Millstone over 60 years, when the roads were still gravel and mostly farms. Farmers equity is in the land, no pension or retirement funds. Over the years, the Township has increased the acreage to 10 acres zoning. Some farmers moved out and the remaining farmers provide affordable and safe foods. The agricultural industry is very important. This location is good for a warehouse.

McKinley Mertz, Township Planner gives a synopsis of this ordinance. The ordinance, 22-05, is amending the BP and PCD zoning districts of the Township. The new standards are to tighten the development restrictions to the environmentally constrained portions of the sites and bringing those two zones into conformity with each other. The BP zone is mostly interior of the Township and the PCD zone is mostly on the Route 33 corridor. The BP zone is permitted in a much higher density of development. The highway corridor should have been more intensive instead of in the middle of neighborhoods. The Township has received a lot of residents' complaints regarding the truck traffic going through the neighborhoods. The majority of the changes are to the BP zone. The height is being lowered from 3 stories to 2 stores (40' to 30'), lot and building coverage are being reduced and the front yard setback is being increased. For both zones the calculations will now be based on the environmental restraints being left out. Millstone Township has been very good at paying attention to the environmentally sensitive areas and this is one more step to protect those areas.

Evan Hom, 1001 Windsor Road, questions that the PCD zone is outside of the residential area and that he would be able to control truck traffic by putting a No Right Turn sign out of the property going to Route 33. There still would be continuous truck traffic in this zone because of the location. _He is very concerned with the change in the building height to 30'.

McKinley Mertz, Township Planner said that the 30' height did not change from the current ordinance. The PCD zone has two different set of standards. One that is associated with the larger plan commercial development that permits up to 35' building height. The section amended (Section 5.15.5), with a minimum lot area of 20 acres, has always had a 30' building height.

Mayor Ferro closes the public hearing at 8:28 p.m.

Motion to adopt Ordinance 22-05 on second reading was moved by DM/Morris; second by C/McLaughlin.

ROLL CALL VOTE:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

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SECOND READING AND PUBLIC HEARING

ORDINANCE 22-06 AMENDMENT TO ORDINANCE NOS. 21-15 AND 22-02 AMENDING CHAPTER II (ADMINISTRATION) PAYROLL OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE BY FIXING SALARY RANGES OF THE TOWNSHIP OFFICIALS AND EMPLOYEES IN THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends the salary ordinance that fixes salary ranges for Township Officials and Employees.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:30 p.m.

No public comment.

Mayor Ferro closes the public hearing at 8:30 p.m.

Motion to adopt Ordinance 22-06 on second reading was moved by C/McLaughlin; second by DM/Morris.

ROLL CALL VOTE:

AYES: C/Davis, C/McLaughlin, DM/Morris, M/Ferro

NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

FIRST READING

ORDINANCE 22-07 CALENDAR YEAR 2022 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

EXPLANATORY STATEMENT: This Ordinance authorizes an increase to 3.5% over the previous year’s final appropriations.

Motion to adopt Ordinance 22-07 on first reading was moved by DM/Morris; second by C/McLaughlin.

ROLL CALL VOTE:

AYES: C/Davis, C/McLaughlin, DM/Morris, M/Ferro

NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

Second reading and Public Hearing to be held on May 4, 2022 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING

ORDINANCE 22-08 AN ORDINANCE AMENDING CHAPTER 2 (ADMINISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, BY ADDING SECTION 2-28A ESTABLISHING A GREEN TEAM ADVISORY COMMITTEE

EXPLANATORY STATEMENT: This Ordinance amends Chapter 2 (Administration) by adding Section 2-28A, in order to establish a Green Team Advisory Committee.

Motion to adopt Ordinance 22-08 on first reading was moved by C/McLaughlin; second by C/Davis.

ROLL CALL VOTE:

AYES: C/McLaughlin, DM/Morris, C/Davis, M/Ferro

NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

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Second reading and Public Hearing to be held on May 4, 2022 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.

- 22-100 Payment of Vouchers – April 20, 2022
- 22-101 Resolution in Support of the Ability of Municipalities to Adopt Regulations to Protect Public Health, Safety, and Welfare from Threats of Flooding
- 22-102 Resolution Granting a Perpetual, Conditional License to Owner(S) of Block 47.02, Lot 2 to Construct Driveway Across Drainage Easement
- 22-103 Resolution Appointing Construction Official
- 22-104 Resolution Appointing Temporary Building Inspector
- 22-105 Resolution Appointing Full-Time Building Subcode Official and Building Inspector

Motion to adopt Consent Agenda Resolutions 22-100 through 22-105 was moved by C/McLaughlin; second by DM/Morris.

ROLL CALL VOTE:

AYES: DM/Morris, C/Davis, C/McLaughlin, M/Ferro
NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

REPORTS FROM VARIOUS DEPARTMENTS FOR MARCH 2022:

Tax Collector	\$438,598.29
Clerks Report	\$ 1,308.00
Dog License	\$ 1,036.20
Building Department	\$126,725.00
COAH	\$ 16,259.00
Municipal Court	\$ 16,921.87
Recreation	\$ 26,511.89
2022 Interest Revenue	

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – March 2, 2022

Motion to adopt Regular Meeting Minutes of March 2, 2022 was moved by C/McLaughlin; second by DM/Morris.

ROLL CALL VOTE:

AYES: C/McLaughlin, DM/Morris, M/Ferro
NAYS: None ABSTAIN: C/Davis ABSENT: C/Zabrosky

2. Regular Meeting Minutes – March 16, 2022

Motion to adopt Regular Meeting Minutes of March 16, 2022 was moved by C/McLaughlin; second by C/Davis.

ROLL CALL VOTE:

AYES: C/Davis, C/McLaughlin, M/Ferro
NAYS: None ABSTAIN: DM/Morris ABSENT: C/Zabrosky

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3. Regular Meeting Minutes – April 6, 2022

Motion to adopt Regular Meeting Minutes of April 6, 2022 was moved by DM/Morris; second by C/McLaughlin.

ROLL CALL VOTE:

AYES: C/McLaughlin, DM/Morris, C/Davis, M/Ferro

NAYS: None ABSTAIN: None ABSENT: C/Zabrosky

LIAISON REPORTS:

Eric Davis states that the Environmental Commission had a very successful clean up day on April 9, 2022. There were 45 volunteers who helped clean up Prodeline Way. Thank you to all who attended. Arbor Day is April 29, 2022 and is working on planting at Millstone Park and one of the schools.

NEW BUSINESS:

1. Sponsor Middle School Graduation Award. The Township Committee will continue to sponsor the Excellence in Spanish and is also working on sponsoring another award.

OLD BUSINESS: None

COMMENTS FROM THE DAIS:

DM/Morris commends the Environmental Commission and volunteers for cleaning up Prodelin Way. The DPW did a really good job of controlling the traffic and keeping all safe. It looks great!

M/Ferro announces the following events:

Brush Drop Off Dates are as follows: 4/16, 4/23, 4/30, 5/7, 5/14, 5/21

Monmouth County 2022 Paper Shredding Event: Locations near us are June 4th in Upper Freehold; August 6th in Freehold Borough; October 8th in Freehold Township.

Township Administrator states that Davey’s Tree Service have been in town for the last six weeks tree trimming the power lines for JCP&L. The road program has started and the milling and paving is being done on Millstone Road. Baird Road, Arrowhead Way, Sedona, Van Arsdale, Old Noah Hunt and Bruere are on the schedule. Please be careful and slow down.

M/Ferro announces that Memorial Day is on May 30th with a parade and a ceremony that will be held at the Municipal Building located at 470 Stagecoach Road. Please come out.

PRIVILEGE OF THE FLOOR (Limited to ½ Hour)

Mayor Ferro opens the meeting to the public at 8:41 p.m.

No Public comments.

Mayor Ferro closes the meeting to the public at 8:41 p.m.

ADJOURNMENT:

Motion to adjourn was moved by C/McLaughlin; second by DM/Morris. All in Favor.

Time Out 8:42 p.m.

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

April 20, Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on May 4, 2022.

Kathleen Hart, RMC
Municipal Clerk