

TOWNSHIP OF MILLSTONE  
Meeting Room  
215 Millstone Road  
Millstone Township, NJ 08535

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA  
December 6, 2023 @ 8:00 pm**

**Mayor Ferro calls the meeting to order \_\_\_\_ 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 21, 2022.

**ROLL CALL:** Committeeman Eric Davis \_\_\_\_, Committeeman Michael McLaughlin \_\_\_\_, Deputy Mayor Chris Morris \_\_\_\_, Committeewoman Tara Zabrosky \_\_\_\_, Mayor Al Ferro \_\_\_\_\_

**RESOLUTION TO GO INTO EXECUTIVE SESSION, (23-221) Moved C/\_\_\_\_, Second C/\_\_\_\_.**  
(Committee Discussion)

**VOTE:** C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, M/Ferro \_\_\_\_\_

Motion to adjourn executive session, Moved C/\_\_\_\_, Second C/\_\_\_\_. ©

Time In \_\_\_\_ p.m., Time Out \_\_\_\_ p.m.

**MAYOR FERRO CALLS THE REGULAR MEETING TO ORDER AT \_\_\_\_ P.M.  
FOLLOWED BY A FLAG SALUTE AND A MOMENT OF SILENCE.**

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.

**PROCLAMATION:**

Designating November 25, 2023 as Eagle Scout Day in Millstone Township for the following:  
Ethan Francis Bailey, Rafferty Logan Burden, Jai Jatin Patel, Damian Michael Soumbeniotis, Anastasios Thomas Soumbeniotis

**CORRESPONDENCE:**

1. Resignation letter received from Carmen O'Conner, Violations Clerks.
2. Statement of Determination received from Monmouth County for the General Election, November 7, 2023.

**RESOLUTIONS:**

23-222 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinances 23-16

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_, M/Ferro\_\_\_\_\_

23-223 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinances 23-17

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_, C/McLaughlin \_\_\_, M/Ferro\_\_\_\_\_

23-224 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinances 23-18

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, M/Ferro\_\_\_\_\_

23-225 Resolution to Transfer Funds on Current Year Appropriations #2

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, M/Ferro\_\_\_\_\_

**ORDINANCES:**

**SECOND READING  
ORDINANCE 23-16**

**AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 11 (DESIGN AND PERFORMANCE STANDARDS AND CONSTRUCTION SPECIFICATIONS), SECTION 35-11-25 (TREE PRESERVATION) AND SECTION 35-11-32 (TREE CLEARING) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

EXPLANTORY STATEMENT: This Ordinance deletes Chapter 35, Article 11, Section 35-11-25 (Tree Preservation) in its entirety and replaces it with new Section 35-11-25 (Tree Removal). The Ordinance further deletes Section 35-11-32 (Tree Clearing) in its entirety.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at \_\_\_\_\_ p.m.

Mayor Ferro closes the public hearing at \_\_\_\_\_ p.m.

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_, M/Ferro\_\_\_\_\_

**SECOND READING  
ORDINANCE 23-17**

**ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), SECTION 35-3-9.4 (FEE SCHEDULE), SECTION 35-3-3.8 (PUBLICATION OF DECISIONS) AND SECTION 35-6-3.8 (APPLICATION FOR MODIFICATIONS THAT DO NOT SUBSTANTIALLY CHANGE**

**FIRST PRIORITY LOCATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE**

**EXPLANATION STATEMENT:** This Ordinance amends the fees for development applications and related development activities, as well as the time of submission and responsibility for publication of the notice of decision, as set forth in Chapter 35 (Land Use and Development Regulations), Section 35-3-9.4 (Fee Schedule), Section 35-3-3.8 (Publication of Decisions) and Section 35-6-3.8 (Applications for Modifications That Do Not Substantially Change First Priority Locations).

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at \_\_\_\_ p.m.  
Mayor Ferro closes the public hearing at \_\_\_\_ p.m.

Motion to adopt/table on first reading, Moved C/\_\_\_\_, Second C/\_\_\_\_, (Committee Discussion)  
**VOTE:** DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, M/Ferro\_\_\_\_\_

**SECOND READING  
ORDINANCE 23-18**

**AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS) BY ADDING NEW SECTION 35-4-14A (PRIVATELY OWNED SALT STORAGE) AND AMENDING SECTION 35-4-6 (OUTDOOR STORAGE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY**

**EXPLANATION STATEMENT:** This Ordinance amends Chapter 35 (Land Use and Development Regulations) Article 4 (Regulations Applicable to all Zoning Districts) by adding a new section known as Section 35-4-14A setting forth regulations for Privately Owned Salt Storage. The New Jersey Department of Environmental Protection Stormwater Discharge Master General Permit Renewal requires the adoption of a salt storage ordinance for all Tier A municipalities.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at \_\_\_\_ p.m.  
Mayor Ferro closes the public hearing at \_\_\_\_ p.m.

Motion to adopt/table on first reading, Moved C/\_\_\_\_, Second C/\_\_\_\_, (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, DM/Morris \_\_\_\_, M/Ferro\_\_\_\_\_

**FIRST READING  
ORDINANCE 23-19**

**ORDINANCE ACCEPTING CONSERVATION EASEMENT FOR A PORTION OF BLOCK 35, LOT 37.01, LOCATED AT 52 CHAMBERS ROAD**

**EXPLANATORY STATEMENT:** This Ordinance accepts a Conservation Easement for a portion of Block 35, Lot 37.01.

Motion to adopt/table on first reading, Moved C/\_\_\_\_, Second C/\_\_\_\_, (Committee Discussion)  
**VOTE:** C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, M/Ferro\_\_\_\_\_

Second reading and Public Hearing to be held on December 20, 2023 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**FIRST READING**

**ORDINANCE 23-20**

**AMENDING CHAPTER II (ADMINISTRATION) PAYROLL OF THE REVISED GENERAL ORDINANCE 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 fixes salary ranges for Township Officials and Employees for 2024.

Motion to adopt/table on first reading, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky\_\_\_\_, C/Davis \_\_\_, M/Ferro\_\_\_\_\_

Second reading and Public Hearing to be held on December 20, 2023 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.**

- 23-226 Resolution Authorizing Release of Performance Guarantees for Silverstone Realty, LLC (FKA Key Investments) Block 57, Lot 14.02 (PB17-11)
- 23-227 Resolution Directing Tax Collector to Cancel Real Estates Taxes on Block 17, Lot 13.11
- 23-228 Resolution to Enter Agreement with Monmouth County Board of County Commissioners to Provide Special Citizen Area Transportation Service
- 23-229 Resolution Authorizing Governor's Council on Alcoholism and Drug Abuse Fiscal Grant Cycle July 2020 - June 2025 Form 1B
- 23-230 Resolution Extending Contract for Curbside Pickup of Recyclable Material for 2024
- 23-231 Resolution Authorizing Release of Performance Guarantees for 515 State Route 33, LLC D/B/A DeMoro Funeral Home, Site Plan No. Pb B1-12, Block 25, Lots 5.01 and 6 Because the Applicant has Withdrawn its Planning Board Approval
- 23-232 Resolution Approving Final Change Order and Supplemental Agreement for Proposed Walking Trail Extension at Millstone Park
- 23-233 Resolution Directing Tax Collector to Cancel Real Estates Taxes Listed on Schedules A & B
- 23-234 Resolution Authorizing Execution of a Shared Services Agreement Between the Township of Millstone and the Township of Middletown for Shared Tax Assessment Services
- 23-235 Payment of Vouchers – December 6, 2023
- 23-236 Resolution Authorizing Shared Services Agreement for Sign Making Services with Freehold Township
- 23-237 Resolution Authorizing the Purchase of an International HV Dump Truck as per ESCNJ Co-Op

- 23-238 Resolution Awarding Contract for Proposed Environmental Educational Trail Located at 28 Burnt Tavern Road
- 23-239 Resolution Adopting the Provisions of Chapter 48 (N.J.S.A. 52:14-17.38) Under Which a Public Employer May Agree to Pay for the SHBP and/or SEHBP Coverage of Certain Retirees

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, C/Davis \_\_\_, M/Ferro \_\_\_\_\_

**TOWNSHIP COMMITTEE MINUTES:**

1. Executive Meeting Minutes – September 20, 2023

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, M/Ferro \_\_\_\_\_

2. Executive Meeting Minutes – October 4, 2023

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, M/Ferro \_\_\_\_\_

3. Executive Meeting Minutes – October 18, 2023

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, M/Ferro \_\_\_\_\_

4. Executive Meeting Minutes – November 1, 2023

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, M/Ferro \_\_\_\_\_

5. Regular Meeting Minutes – November 1, 2023

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Davis \_\_\_, C/McLaughlin \_\_\_, DM/Morris \_\_\_, C/Zabrosky \_\_\_, M/Ferro \_\_\_\_\_

**REPORTS FROM VARIOUS DEPARTMENTS FOR OCTOBER 2023:**

Tax Collector	\$2,399,130.60
Clerks Report	\$ 754.00
Dog License	\$ 93.00
Municipal Court	\$ 4,344.29
Recreation	\$ 26,803.55
Construction	\$ 293,636.00
COAH	\$ 232,028.00
2023 Interest Revenue	

Motion to file, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. ©

**LIAISON REPORTS:**

**NEW BUSINESS:**

- 1. Winter Wonderland – December 10, 2023 from 3-7pm at 4 Red Valley Road

2. Millstone Township Historical Interpretive Plan

**OLD BUSINESS:**

**COMMENTS FROM THE DAIS:**

**PRIVILEGE OF THE FLOOR:** (Limited to ½ Hour)

Mayor Ferro opens the meeting to the public at \_\_\_\_\_.

Mayor Ferro closes the meeting to the public at \_\_\_\_\_.

**ADJOURNMENT:**

**Motion to adjourn:** Moved C/ \_\_\_\_\_, Second C/ \_\_\_\_\_. © Time Out \_\_\_\_\_.

DRAFT