

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR SEPTEMBER 20, 2023**

Mayor Ferro calls the meeting to order 7:04 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 – present, Deputy Mayor Chris Morris – absent, 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.

Resolution 23-193 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/McLaughlin; second by C/Davis.

Municipal Clerk read Resolution 23-193 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

AYES: C/Davis; C/McLaughlin, M/Ferro

NAYS: None ABSTAIN: None ABSENT: DM/Morris, C/Zabrosky

C/Zabrosky arrived at 7:55 p.m.

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

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

Mayor Ferro calls the regular meeting to order at 8:09 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.

PRESENTATION:

1. The Achievers' Homework Club hit their 30-year milestone and three members were honored. M/Ferro read each Certificate of Appreciation to Louis Ambio, Karen Hyers and Joanne Schiumo. The Alliance Coordinator, Helen Varvi, acknowledged and thanked them for their significant contribution of time and effort in support of the Achievers' Homework Club. Helen Varvi is looking for new members to join the Alliance to Prevent Substance Abuse. Please complete a Talent Bank Application that is on the Township website or stop in at the Municipal Building.
2. Sgt. Tom Murtha, Assistant Station Commander at the NJSP Hamilton Substation gave a brief overview of what is going on at the substation and around the Township. There are 13 new recruits who are in the training program and are vetted with Senior Troopers. Sgt. Murtha stated that school is back in session and anyone passing a school bus will get a summons. There will be troopers periodically at the schools. There is a dedicated School Resource Trooper at the Substation that will work with the School Resource Officers. The NJ State Police are being very proactive with aggressive drivers. Also, reminds residents to lock your car doors and don't keep key fobs in the car. Please call if you see something by dialing 911. All calls get logged and addressed. The Mayor and Township Committee thanked Sgt. Murtha for his services.

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR SEPTEMBER 20, 2023

CORRESPONDENCE:

1. Achievers’ Club Hits 30-Year Milestone.
2. Letter received from Laurita Winery LLC, dated September 7, 2023 regarding a winery license application submitted to the Division of Alcoholic Beverage Control.

ORDINANCES:

SECOND READING  
ORDINANCE 23-14

ORDINANCE AMENDING CHAPTER 2 SECTION 61 OF THE REVISED  
GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE,  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANTORY STATEMENT: This ordinance repeals Chapter 2, Section 61 of the Township of Millstone’s Revised General Ordinances. The State of New Jersey enacted the Elections Transparency Act, P.L. 2023, c. 30, which made significant changes to New Jersey’s local pay-to-play laws. Subsequently, the New Jersey Local Finance Board recommended that municipalities repeal ordinances authorized by N.J.S.A. 40A:11-51. Chapter 2, Section 61 of the Township of Millstone’s Revised General Ordinances codifies the local pay-to-play law previously authorized by N.J.S.A. 40A:11-51. Pursuant to the changes to the law brought forth by P.L. 2023, c. 30, the Township of Millstone must repeal its current pay-to-play law.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:49 p.m.

No public comment.

Mayor Ferro closes the public hearing at 8:50 p.m.

Motion to adopt Ordinance 23-14 on second reading was moved by C/McLaughlin; second by C/Davis.

ROLL CALL VOTE:

AYES: C/Davis, C/McLaughlin, C/Zabrosky, M/Ferro

NAYS: None ABSTAIN: None ABSENT: DM/Morris

FIRST READING:

ORDINANCE 23-15

ORDINANCE ACCEPTING CONSERVATION EASEMENTS AND  
SIGHT TRIANGLE EASEMENTS FOR A PORTION OF BLOCK  
57.01, LOT 19.03, LOCATED ON PINE DRIVE AND NOVAD  
COURT

EXPLANTORY STATEMENT: This Ordinance accepts Conservation Easements and Sight Triangle Easements for a portion of Block 57.01, Lot 19.03 upon completion of improvements and release of performance guarantees.

Motion to adopt Ordinance 23-15 on first reading was moved by C/McLaughlin; second by C/Zabrosky.

ROLL CALL VOTE:

AYES: C/McLaughlin, C/Zabrosky, C/Davis, M/Ferro

NAYS: None ABSTAIN: None ABSENT: DM/Morris

Second reading and Public Hearing to be held on October 4, 2023 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

RESOLUTION:

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR SEPTEMBER 20, 2023**

23-186 Resolution Awarding Contract for 2022/2023 Roadway Improvement Program

Motion to adopt Resolution 23-186 was moved by C/McLaughlin; second by C/Davis.

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

**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.**

- 23-194 Resolution Increasing Contract Amount for Special Counsel with Respect to Affordable Housing Obligations
- 23-195 Resolution Requesting Approval of Items of Revenue and Appropriations NJSA 40A:4-87
- 23-196 Payment of Vouchers – September 20, 2023
- 23-197 Resolution Approving an Amended Affordable Housing Spending Plan for the Township of Millstone
- 23-198 Appointing Dana Tyler to Serve in the Position of Deputy Registrar

Motion to adopt Consent Agenda Resolutions 23-194 through 23-198 was moved by C/McLaughlin; second by C/Davis.

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

**TOWNSHIP COMMITTEE MINUTES:**

1. Regular Meeting Minutes – September 6, 2023

Motion to adopt the Regular Meeting Minutes of September 6, 2023 was moved by C/McLaughlin; second by M/Ferro.

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

2. Executive Meeting Minutes – September 6, 2023

Motion to adopt the Executive Meeting Minutes of September 6, 2023 was moved by C/McLaughlin; second by M/Ferro.

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

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

Tax Collector	\$9,278,237.39
Clerks Report	\$ 778.00
Dog License	\$ 188.00
Municipal Court	\$ 6,621.84
Recreation	\$ 28,620.47

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR SEPTEMBER 20, 2023

Construction	\$ 28,550.00
COAH	\$ 8,001.00
2023 Interest Revenue	

Motion to file was made by C/Zabrosky; second by C/McLaughlin. All in Favor.

**APPOINTMENT MADE BY THE MAYOR:**

Mayor's Appointment to Sustainability Coordinator

**BE IT RESOLVED** that **Mary Beckish** shall serve as the Millstone Township's Sustainability Coordinator, ending December 31, 2023.

**BE IT FURTHER RESOLVED** that a copy of this appointment be forwarded to the Millstone Township Environmental Commission, Shade Tree Commission and to the appointee.

**LIAISON REPORTS:**

C/Zabrosky stated that the Atlantic Health Mobile Clinic will be at the Community Center on November 14<sup>th</sup> from 11am – 2pm. This is open to the public. The services being offered are COVID-19 vaccines, flu vaccines, A1c(diabetes) and Blood Pressure screening. The flyer will be posted on the Township website.

C/Davis congratulated Mary Beckish on her appointment. She serves on the Environmental Commission and Shade Tree Commission. C/Davis thanked Mary Beckish for all her help coordinating the booths and activities for both Commissions at Millstone Day. Despite the weather in the morning, Millstone Day was a great event and all enjoyed themselves.

M/Ferro stated that the Office of Emergency Management has finalized the Emergency Operation Plan (EOP) which was submitted to the County for approval.

**NEW BUSINESS:**

1. Brush Drop off Dates – 10/21, 10/28, 11/4, 11/11 (Saturday's only). Hours of operation are 8am – 1pm and the location is 15 Baird Road. The site will be supervised by the Department of Public Works.

**OLD BUSINESS:**

The Township Administrator stated that Monmouth County has awarded the contract to Earle Asphalt to start the round-about at Stagecoach and Millstone Roads. This should start fairly soon.

The Township Administrator discussed the ongoing program with the Affordable Housing Alliance on the Safety and Soundness program. Applications are still being accepted. The grant is up to \$22,500 but you must qualify. Please contact the Affordable Housing Alliance, Neptune Township, directly.

**COMMENTS FROM THE DAIS:**

M/Ferro stated that the NJMEP is a program to help Veterans and their families with Career Opportunities. The program will help prepare veterans and their families for meaningful jobs while

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR SEPTEMBER 20, 2023

providing them with countless resources to help them transition into careers. Please call NJMEP at 973-998-9801 for assistance.

M/Ferro sends condolences to the family of Mary Pinney who passed away on September 4, 2023. Mary Pinney was a Millstone resident since 1976. She was a member of the Planning Board for many years.

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

Mayor Ferro opens the meeting to the public at 9:05 p.m.

Rhonda Van Erem, 22 Pine Drive, questioned the easement ordinance that was introduced regarding a portion of Pine Drive. Ms. Van Erem is very concerned with regard to the traffic that now travels down Pine Drive to Adventure Crossing and Great Adventure. She is offering part of her property for the Township to close the road and would like signage to go up. The Township Administrator stated that NJDOT regulations require a turnaround for tractor trailers and they would need a 100' radius to turn around. The Township is reviewing possibilities. M/Ferro stated that this is an on-going issue and the Township has met with residents from Pine Drive. M/Ferro will have someone contact her directly tomorrow.

Robert Schantz, 1028 Windsor Road, asked if there is any update on Feldsher Road regarding a weight limit and traffic monitors. The Township Administrator stated that he hasn't received any information back. The bridge is in East Windsor and he has been in contact with the Mayor and Business Administrator on what the weight limit is and if signs are up. The Township Administrator will follow up with East Windsor.

Mayor Ferro closes the meeting to the public at 9:18 p.m.

**ADJOURNMENT:**

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

Time Out 9:18 p.m.

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

September 20, 2023 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on October 18, 2023.

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Kathleen Hart, RMC  
Municipal Clerk