

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR FEBRUARY 7, 2024

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 21, 2023.

ROLL CALL: Committeeperson Eric Davis – present, Deputy Mayor Chris Morris – present, Committeeperson Tara Zabrosky – present, Committeeperson Jeff Ziner - present and Mayor Al Ferro - present. Also, in attendance: Brian Chabarek, Esq. - Township Attorney, Kevin Abernethy – Township Administrator and Kathleen Hart - Municipal Clerk.

Resolution 24-69 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by DM/Morris; second by C/Ziner.

Municipal Clerk read Resolution 24-69 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

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

Motion to adjourn Executive Session and to reconvene at the end of the regular session meeting was moved by C/Zabrosky; second by DM/Morris. All in Favor.

Time In: 7:04 p.m.; Time Out: 8:00 p.m.

M/Ferro calls the regular meeting to order at 8:02 p.m. followed by a flag salute and a moment of silence led by Mitch Newman.

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.

PROCLAMATIONS: M/Ferro read into the record the proclamation for Mitch Newman for his 20 years of service on the Planning Board.

Whereas, Mitch Newman was appointed as a member of the Planning Board for the Township of Millstone on January 1, 2004 and has served in that capacity for twenty years; and

Whereas, the Planning Board would like to recognize Mitch Newman for his years of exemplary service with the Planning Board; and

Whereas, Mitch Newman in serving as a member of the Board, displayed professionalism, dedication, thoroughness and concern, keeping the betterment of the Township of Millstone as well as the applicant first and foremost; and

Whereas, Mitch Newman while serving as a member of the Board, has demonstrated great leadership while serving as the Board’s Chairperson; and

Now, Therefore, Be It Resolved by the Mayor and Township Committee of the Township of Millstone that Mitch Newman be thanked and commended for his years of service to the Township and its residents.

M/Ferro presented the Proclamation to Mitch Newman. M/Ferro also recognizes Chris Pepe for his years of

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service on the Planning Board, however, he was not able to attend.

Mitch Newman thanked the Mayor and Township Committee. This is a great opportunity to serve as a volunteer on the planning board. He is blessed and honored for this service. He is a Land Use Attorney and this helps him to see all sides and understand how important it is to be on the planning board and be a productive part of that board. M/Ferro states that with Mr. Newman’s direction on the planning board that we have protected the town, preserved what we have and he has done a phenomenal job. Mr. Newman also thanked Danielle Sims, Planning Board Secretary, as she is fantastic.

ORDINANCES:

FIRST READING

ORDINANCE 24-03 AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 (BP, BUSINESS PARK ZONE) AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-13.4) 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 bulk standards of the permitted municipally sponsored affordable housing use in the BP Zone to increase the permitted height of multi-family buildings from 2 stories / 30 feet to 3 stories / 40 feet. This revision is due to the change in programing for the proposed development at 27 Burnt Tavern Road. The development was approved by the Court in 2023 as part of an amended Housing Element and Fair Share Plan that increased the number of affordable units on this site from 49 units to 66 units (plus one additional unit for a property manager). Because of the increase in units and further exploration into the environmental constraints on the site, the required building massing has changed.

Motion to adopt on first reading was moved by C/Davis; second by C/Ziner.

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on March 6, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING

ORDINANCE 24-04 ORDINANCE AUTHORIZING PURCHASE OF PROPERTY LOCATED AT CARRS TAVERN ROAD AND KNOWN AS BLOCK 60.02, LOTS 3.02, 11.01-11.06, 14.01, 14.02, 19, 22, 23 AND 24

EXPLANATORY STATEMENT: This Ordinance provides for the purchase by the Township of Millstone of property located at Carrs Tavern Road and known as Block 60.02, Lots 3.02, 11.01-11.06, 14.01, 14.02, 19, 22, 23 and 24.

Motion to adopt on first reading was moved by DM/Morris; second by C/Davis.

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on February 21, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

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RESOLUTION:

24-70 Resolution to Transfer Funds on Appropriation Reserves #1

Motion to adopt was moved by DM/Morris; second by C/Zabrosky.

ROLL CALL VOTE:

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

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.

DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

- 24-71 State of New Jersey Department of Environmental Protection Green Acres Program Enabling Resolution for Supplemental Funding Request
- 24-72 Resolution Appointing Members to the Open Space Preservation Council
- 24-73 Resolution Authorizing Award of a Contract for Emergency Tree Removal Services on Witches Hollow Road on January 26, 2024
- 24-74 Resolution Awarding Contract for a Project Known as Remediation-Spring Road
- 24-75 Resolution Awarding Contract for Appraisal Services for Block 31.05, Lot 18, A/K/A 50 Agress Road, Millstone Township
- 24-76 Resolution Authorizing Execution of Discharge of Mortgage in Connection with a Mortgage for 50 Trenton Lakewood Road with the Township of Millstone’s Mount Laurel Rehabilitation Program
- 24-77 Resolution Appointing Lori Majeski to Serve as Chief Financial Officer for the Township of Millstone
- 24-78 Resolution Authorizing State Contract Purchase for Municipal Management Software
- 24-79 Payment of Vouchers – February 7, 2024
- 24-80 Resolution Authorizing the Use of Competitive Contracting Pursuant to N.J.S.A. 40A:11-4.3 for the Procurement of Amusement Rides and Concessions for the Millstone Carnival

Motion to adopt Consent Agenda 24-71 through 24-80 was moved by DM/Morris; second by C/Davis.

ROLL CALL VOTE:

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

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – January 17, 2024

Motion to adopt was moved by DM/Morris; second by C/Zabrosky.

ROLL CALL VOTE:

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

2. Executive Meeting Minutes – January 17, 2024

Motion to adopt was moved by DM/Morris; second by C/Ziner.

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ROLL CALL VOTE:

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

APPLICATION FOR A RAFFLE LICENSE:

1. Standardbred Retirement Foundation, RA #314, Off-Premise Merchandise Raffle to be held on June 25, 2024 at 353 Sweetsman Lane.

Motion to approve was moved by DM/Morris; second by C/Zabrosky. All in Favor.

2. Millstone Township PTO, RA #315, On-Premise 50/50 to be held on April 13, 2024 at 18 Schoolhouse Road.

Motion to approve was moved by DM/Morris; second by C/Zabrosky. All in Favor.

3. Millstone Township PTO, RA #316, On-Premise Merchandise Raffle to be held on April 13, 2024 at 18 Schoolhouse Road.

Motion to approve was moved by DM/Morris; second by C/Zabrosky. All in Favor.

LIAISON REPORTS:

C/Ziner stated that Kelly Scott, Chairperson of the Open Space Preservation Council, will be moving out of town and Christine Harper will be taking over as the new Chairperson. Ms. Scott will continue to help Christine as she transitions to her new position.

DM/Morris stated that the new Recreation Coordinator started last week and has been working on the new recreation website. The website is now up and running.

M/Ferro stated that the Fire/EMS responded to 94 calls for the month of January which included 70 medical calls, 3 motor vehicle accidents, 14 fire calls and 53 transports to various hospitals. The day shift had 60 calls and the night shift had 34 calls. M/Ferro stated that the Fire/EMS is doing a phenomenal job and their response time is incredible.

The Township Administrator stated that the Fire Department had a few structure fires and had to rescue two residents from one of the structure fires.

NEW BUSINESS: NONE

OLD BUSINESS:

1. MTFEE & PTO Fundraiser Event: DM/Morris stated that the two organizations came back to the Recreation Commission meeting on Monday to discuss their Preakness Tailgate event and resolved some concerns regarding safety and insurance. They were all ironed out and the Recreation Commission endorsed the event. The event is Saturday May 18th from 4 – 9pm at Millstone Park. The Elks will be handling the alcohol and will submit a social affairs permit for the event. The park will not be closed to the public. A resolution of support, which will include special conditions, will be on the February 21, 2024 agenda for the Township Committee’s consideration.

COMMENTS FROM THE DIAS:

M/Ferro announced the 2024 Monmouth County Paper Shredding dates. The flyer is posted on the Township website. The two closest locations are Upper Freehold on May 4th and Freehold Township on September 7th. The Monmouth County Board of County Commissioners is sponsoring the Mosquito Madness Tire Pick-up Program. This is a free tire pickup program. They will pick up 10 car tires without rims now through March 31,

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2024. To make arrangements, please call 732-542-3630.

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 8:31 p.m.

Glenn Briceno, 14 Pine Drive: Stated that he is aware of some discussions and meetings regarding the traffic on Pine Drive. He would like to know what the next steps are going to be to preserve the community with everything going on with Adventure Crossing. It is not just Pine Drive, it is also Olde Noah Hunt Rd. M/Ferro stated that a traffic study was done regarding Pine Drive. Some of the options include reducing traffic at the entrance from Route 537 to Pine Drive, making it a one way, including a truck weight limit, and/or a cul-de-sac. Mr. Briceno would like to review the studies. He also stated the traffic is coming from the Turnpike, exit 8 and then turning onto Olde Noah Hunt Rd. to Pine Drive. He suggests that signs should be put up to help direct the traffic to stay on the County roads. Mr. Briceno will reach out to the Township Administrator to get a copy of the studies. M/Ferro stated that additional meetings are required and he will follow up with the Township Engineer regarding an additional request to the NJDOT for a truck weight limit for Olde Noah Hunt Rd.

Michael Marucci, 5 Ella Drive: Stated his concerns regarding the traffic issues on Pine Drive. Vehicles are turning onto Pine Drive from County Rte. 537 and making a U-turn in the middle of the road so they can get to Adventure Crossing. Would like to see some enforcement and would like signs posted indicating no U-turn. M/Ferro stated that the Township will reach out to the NJ State Police.

Nancy Owais, 74 Agress Road: Stated her concerns regarding the traffic coming off Highway 195 and vehicles making an illegal turn left off County Rte. 537 to go into Adventure Crossing or the vehicles turning right onto Pine Drive and making an illegal U-turn.

M/Ferro closes the meeting to the public at 8:50 p.m.

M/Ferro asks for a motion to reconvene executive session with no formal action to be taken. Moved by DM/Morris; second by C/Ziner. All in Favor.

Time In: 8:50 p.m.; Time Out: 9:50 p.m.

ADJOURNMENT:

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

Time Out 9:51 p.m.

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

February 7, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on February 21, 2024.

Kathleen Hart, RMC
Municipal Clerk