

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 6, 2024

Mayor Ferro calls the meeting to order 7:01 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 – absent (arrived at 8:07 pm), Committeeperson Jeff Ziner - absent and Mayor Al Ferro - present. Also, in attendance: Brian Chabarek, Esq. - Township Attorney, Kevin Abernethy – Township Administrator and Kathleen Hart - Municipal Clerk.

Resolution 24-96 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Davis; second by DM/Morris.

Municipal Clerk read Resolution 24-96 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, M/Ferro  
NAYS: None ABSTAIN: None ABSENT: C/Zabrosky, C/Ziner

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

Time In: 7:03 p.m.; Time Out: 7:51 p.m.

M/Ferro calls the regular meeting to order at 8:00 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.

RESOLUTION:

24-97 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinance 24-03

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

ROLL CALL VOTE:

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

ORDINANCES:

SECOND READING AND PUBLIC HEARING

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

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 6, 2024

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 programming 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.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:03 p.m.  
No public comment.  
Mayor Ferro closes the public hearing at 8:03 p.m.

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

ROLL CALL VOTE:

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

SECOND READING AND PUBLIC HEARING

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, 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, 19, 22, 23 and 24.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:04 p.m.  
No public comment.  
Mayor Ferro closes the public hearing at 8:04 p.m.

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

ROLL CALL VOTE:

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

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.

- 24-98 Payment of Vouchers – March 6, 2024
- 24-99 Resolution Awarding Contract for the 2024 Curbside Spring Cleanup Project and Reserving Option for Year 2
- 24-100 Resolution Authorizing Execution of Right of Entry Agreement and Accepting Dedication of Public Access Easement with B.P.O. Elks, Millstone, New Jersey, Lodge No. 2613

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

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 6, 2024**

**ROLL CALL VOTE:**

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

**NAYS:** None                      **ABSTAIN:** None                      **ABSENT:** C/Zabrosky, C/Ziner

**TOWNSHIP COMMITTEE MINUTES:**

1. Regular Meeting Minutes – February 21, 2024

Motion to adopt was moved by C/Davis; second by M/Ferro.

**ROLL CALL VOTE:**

**AYES:** C/Davis, M/Ferro

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

2. Executive Meeting Minutes – February 21, 2024

Motion to adopt was moved by C/Davis; second M/Ferro.

**ROLL CALL VOTE:**

**AYES:** C/Davis, M/Ferro

**NAYS:** None                      **ABSTAIN:** M/Ferro                      **ABSENT:** C/Zabrosky, C/Ziner

**APPLICATION FOR A SOCIAL AFFAIRS PERMIT:**

1. Millstone Township Elks BPOE #2613 filed for a Social Affairs Permit for an event to be held on May 18, 2024 from 57PM - 9PM at 4 Red Valley Road.

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

C/Zabrosky arrived at 8:07 p.m.

**APPLICATION FOR A RAFFLE LICENSE:**

1. Millstone Elks Lodge BPOE #2613, RA #319, Yearly Pull Tab Raffle, to be held from March 31, 2024 – February 24, 2025 at the Elks Lodge, 22 Burnt Tavern Road, Millstone NJ 08510.

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

**LIAISON REPORTS:**

C/Davis reminded residents that the Annual Stream Clean-Up, sponsored by the Environmental Commission and the Watershed, is scheduled for April 13<sup>th</sup> from 9am – 12pm at 215 Millstone Road. Please come out and help keep the waterways clean.

M/Ferro stated that the Fire/EMS responded to 89 calls for the month of February which included 63 medical calls, 11 motor vehicle accidents, 15 fire calls and 53 transports to various hospitals. The day shift had 56 calls and the night shift had 33 calls. M/Ferro received a letter from a resident regarding a recent 911/EMS call to her home stating how quickly the Fire/EMS arrived on the scene. The resident will be forever grateful for their professionalism and kindness.

**NEW BUSINESS:** None

**OLD BUSINESS:**

1. NJ Mentor – 8 Dugans Grove Rd.: M/Ferro stated that several residents living on Dugans Grove Road voiced their concerns at the last Township Committee meeting. The Township Administrator invited both the State of New Jersey Department of Children and Families and the NJ Mentor Group to attend tonight’s meeting.

## MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 6, 2024

Brian Ross and Mollie Greene from the Department of Children and Families were both in attendance. The NJ Mentor Group did not attend.

Brian Ross, Department of Children and Families, Assistant Commissioner overseeing Licensing/Inspections/Investigations and Mollie Greene, Assistant Commissioner for the Children's System of Care within the Division of the NJ Department of Children and Families whose roll is focused on contracts with providers, the services that are being delivered to the young people and managing the system of care. Brian Ross stated that since the last meeting, the State has been investigating and holding licensing inspections at various times of the day and night. During the course of that time, they could not substantiate some of the serious comments that were made from the prior meeting. Also, they coordinated with the NJ State Police and they could not substantiate some of the comments that were made either. All of the children were accounted for at night along with the appropriate management. At this time, they seem to be on the right path.

M/Ferro stated that residents raised concerns for the children not being supervised properly, running across the street, creating a safety issue. How do we get a handle on making sure that the supervisors are supervising the children properly.

Brian Ross stated that that an incident report needs to be reported to the Department. Mollie Greene discussed the services and procedures that are required to be followed. The reports are reviewed and depending on the nature of the concern, either will follow up with the program or will follow up with administration.

M/Ferro asked if cameras can be installed outside so you can capture what is happening when the child leaves the home. Brian Ross stated that no cameras can be in common areas inside the house but he will look to see if cameras are allowed outside on the perimeter of the home. Mr. Ross encouraged neighbors to report any incidents.

COMMENTS FROM THE DIAS: None

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 8:34 p.m.

Jeff Clark, 11 Dugans Grove Road: Stated his concerns are for the children running down the street. The street is very dangerous with many vehicles traveling at high speed. There are no streetlights or sidewalks. Also, feels that the staff is more to blame than the children. Would also like the State to do investigations at 1 or 2 o'clock in the morning.

Chris Leeds, 1 Indian Path: Stated his concerns for the children. The speed is 45 mph and the cars fly down the road. There are no sidewalks for the children to walk on. Also asked what the requirements are for hiring the staff and how many should be there. Mollie Greene discussed the procedures and can share the links that are available for the requirements.

PJ Campbell, 7 Dugans Grove Road: Asked if a daily report is filed with the State because he feels they are not telling the State what is really going on. Please come by between 4pm and 9pm.

Julie Campbell, 7 Dugans Grove Road: Is very concerned with regard to some of the statements that were made at the last meeting regarding a gun in the house and drugs.

Brian Ross stated that after investigating the matter, he is satisfied that there was no gun or drugs in the home. The State does take these claims seriously.

Brendan Donovan: Stated his concerns about the children walking on the street and questions what are the procedures for the staff when the children leave the facility. Mollie Greene discussed the applicable procedures.

M/Ferro asked if the State would be able to reevaluate this home and the location as traffic is progressively getting worse. Brian Ross stated that they will look into reevaluating. Mollie Greene thanked the residents for coming out and voicing their concerns for the safety of the children.

M/Ferro closes the meeting to the public at 9:20 p.m.

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 6, 2024**

M/Ferro made the following announcements:

Brush Drop Off Dates: 4/20, 4/27, 5/4 & 5/11 open from 8am – 1pm at 15 Baird Road.

Annual Spring Bulk Clean Up: 4/01 with maximum allowed per household 5’x5’x5. Please visit the website for more details including items that will not be picked up.

Mosquito Madness Tire Pick-up Program: The County will pick up no more than 10 car tires without rims. Please call 732-542-3630 to make arrangements. Program ends 3/31.

Monmouth County Paper Shredding Events for 2024: The two closest locations are Upper Freehold Township, 314 Route 539, Cream Ridge on 5/4 and Freehold Township, 1 Municipal Plaza, Freehold on 9/7. This is a free service for Monmouth County residents.

Early Voting for Primary Election: Early Voting dates are from 5/29 through 6/2 with the two closest locations being Manalapan Township, Monmouth County Library Headquarters, 125 Symmes Drive and Upper Freehold Township, Hope Fire Company #1, 82 Route 526, Allentown.

The Township Administrator stated that on Thursday, March 14th there will be a meeting regarding possibly starting an art class. They are looking for artists willing to share their painting knowledge and any adults looking to learn. This will be held at the Community Center, 463 Stagecoach Road. Also, would like to congratulate Timothy O’Sullivan, a Millstone resident, on being the Grand Marshall of Staten Island’s 60<sup>th</sup> Annual St. Patrick’s Day Parade and the St. Patrick’s Day Parade in Belmar went very well.

ADJOURNMENT:

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

Time Out 9:23 p.m.

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

March 6, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on March 20, 2024.

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Kathleen Hart, RMC  
Municipal Clerk