

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR AUGUST 21, 2024

Mayor Ferro calls the meeting to order 7:05 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 24-174 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Zabrosky; second by C/Ziner.

Municipal Clerk read Resolution 24-174 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 was moved by C/Ziner; second by DM/Morris. All in Favor.

Time In: 7:07 p.m.; Time Out: 7:56 p.m.

Mayor Ferro calls the meeting to order 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.

CORRESPONDENCE:

- 1. Resignation from Grace Ragosa, dated July 15, 2024, as the Secretary for the Historic Preservation Commission.

ORDINACES:

FIRST READING

ORDINANCE 24-12 ORDINANCE VACATING DRAINAGE EASEMENTS FOR BLOCK 18.02, LOT 1 (FORMERLY BLOCK 18.02, LOTS 3, 4 AND 5)

EXPLANATORY STATEMENT: This Ordinance vacates the Drainage Easements recorded in the Monmouth County Clerk’s Office on May 25, 2010 in Book OR 8833, Page 5224 and Book OR 8833, Page 5215, since the Drainage Easements are no longer necessary in light of a new site plan approval with alternate stormwater management measures.

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

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on September 4, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

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FIRST READING  
ORDINANCE 24-13

ORDINANCE ACCEPTING CONSERVATION EASEMENTS FOR A PORTION OF BLOCK 24, LOT 4 LOCATED AT 457 HIGHWAY 33

EXPLANATORY STATEMENT: This Ordinance accepts a Conservation Easement for a portion of Block 24, Lot 4 upon completion of improvements and release of performance guarantees.

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

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on September 4, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING  
ORDINANCE 24-14

AN ORDINANCE AMENDING CHAPTER 7 (TRAFFIC), BY ADDING SECTION 7-20 (37 BURNT TAVERN ROAD) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance designates traffic regulations for 37 Burnt Tavern Road in accordance with Title 39.

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

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on September 4, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING  
ORDINANCE 24-15

AN ORDINANCE PROVIDING FUNDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR THE TOWNSHIP OF MILLSTONE AND APPROPRIATING \$1,478,646.90 FOR SUCH PURPOSE

EXPLANATORY STATEMENT: This ordinance provides an appropriation of \$1,478,646.90 for various capital improvements and authorizes funding from the Capital Improvement Fund in the amount of \$1,478,646.90.

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

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on September 4, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

RESOLUTION:

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR AUGUST 21, 2024

24-172 Resolution Authorizing Execution of Partial Release of Developer’s Agreement for Block 18.02, Lot 1 (Formerly Block 18.02, Lots 3, 4 and 5) and Known as 1 Debaun Road

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

ROLL CALL VOTE:

AYES: DM/Morris, C/Zabrosky, C/Ziner, 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.

- 24-175 Payment of Vouchers – August 21, 2024
- 24-176 Resolution Endorsing Treatment Works Application for XXXIII Associates/Riverside Center, LLC, Farrington Boulevard and DeBaun Road, Block 18.01, Lot 1.01
- 24-177 Resolution Conditionally Approving a One-Year Extension of the Mining Permit for Buck Mining and Materials, Inc., Block 28, Lots 11 & 13.01
- ~~24-178 A Resolution Consenting to the Proposed Monmouth County Water Quality Management (WQM) Plan Amendment Tabled to September 4, 2024 Township Committee Agenda~~
- 24-179 A Resolution Consenting to the Sublease of Space by SBA Towers X, LLC to T-Mobile
- 24-180 A Resolution Consenting to the Execution of the Treatment Works Approval Application for 27 Burnt Tavern Road Affordable Housing, Block 57, Lot 16.03
- 24-181 Resolution Authorizing Execution of Partial Release of Developer’s Agreement for Central Jersey Storage, LLC, Block 56, Lot 5.01, (Formerly Block 56, Lots 5, 6, 7 and 8.01, Application No. Z17-03
- 24-182 Resolution Authorizing Execution of a Developer's Agreement for Millstone Plaza, LLC, Block 24, Lot 4, Site Plan No. PB 21-01
- 24-183 Resolution Awarding Professional Service Contract for Website/Email Annual Maintenance Contract to City Connections, LLC
- 24-184 Resolution Authorizing Award of a Contract for Emergency Tree Removal Services on Millstone Road on August 7, 2024
- 24-185 Resolution Authorizing the Award of a Contract to Manny Concrete, LLC for New Curb and Sidewalk at 510 and 512 Stagecoach Road, Clarksburg Cultural Center
- 24-186 Resolution of the Township Committee of the Township of Millstone Authorizing Partial Payment per the Developer’s Agreement with the Affordable Housing Alliance for the Construction of a 67 Unit Project on 27 Burnt Tavern Road, Block 57, Lot 16.03
- 24-187 Resolution Authorizing Release of Letter of Credit for Stavola Mine (Block 39.01, Lots 21.04, 21.05 & 21.06)

C/Ziner would like a motion to pull Resolution 24-178 from the consent agenda. C/Ziner made a motion to pull Resolution 24-178 from the consent agenda; second by DM/Morris.

ROLL CALL VOTE:

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

Motion carried and Resolution 24-178 is removed from the Consent Agenda.

Motion to adopt Consent Agenda Resolutions 24-175 through 24-177 and 24-179 through 24-187 was moved by C/Davis; second by C/Ziner.

ROLL CALL VOTE:

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR AUGUST 21, 2024

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

RESOLUTION:

24-178 A Resolution Consenting to the Proposed Monmouth County Water Quality Management (WQM) Plan Amendment

C/Ziner would like to table this resolution until the September 4, 2024 Township Committee meeting. C/Ziner made a motion to table Resolution 24-178; second by C/Zabrosky.

ROLL CALL VOTE:

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

Motion carried and Resolution 24-178 is tabled to the September 4, 2024 Township Committee meeting.

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – June 19, 2024

Motion to adopt Regular Meeting Minutes of June 19, 2024 was moved by C/Ziner; second by DM/Morris.

ROLL CALL VOTE:

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

2. Regular Meeting Minutes – July 17, 2024

Motion to adopt Regular Meeting Minutes of July 17, 2024 was moved by C/Zabrosky; second by C/Davis.

ROLL CALL VOTE:

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

3. Executive Meeting Minutes – July 17, 2024

Motion to adopt Executive Meeting Minutes of July 17, 2024 was moved by C/Davis; second by C/Zabrosky.

ROLL CALL VOTE:

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

REPORTS FROM VARIOUS DEPARTMENTS FOR JULY 2024:

Tax Collector	\$1,852,645.11
Clerks Report	\$ 429.00
Dog License	\$ 220.40
Municipal Court	\$ 10,795.65
Recreation	\$ 19,899.06
Construction	\$ 49,260.00
COAH	\$ 49,849.00
2024 Interest Revenue	

Motion to file was moved by C/Ziner; second by DM/Morris with an All in Favor.

APPLICATION FOR A PRIVATE PARTY:

1. Vito Cardinale – Play Hook-e 8<sup>th</sup> Annual Veterans, Children with Disabilities and Active Military Fishing Day on August 24, 2024 from 9AM – 2PM located at Ponderosa Estates Farm, 265 Disbrow Hill Rd.

Motion to approve was moved by M/Ferro; second by DM/Morris with an All in Favor.

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 September 8, 2024 from 12PM – 5PM at 4 Red Valley Road.

Motion to approve was moved by DM/Morris; second by M/Ferro with an All in Favor.

APPLICATION FOR A RAFFLE LICENSE:

1. Standardbred Retirement Foundation, RA #326, Off-Premise Merchandise Raffle to be held on December 10, 2024 at 353 Sweetsman Lane.

Motion to approve was moved by C/Davis; second by C/Ziner with an All in Favor.

LIAISON REPORTS:

DM/Morris announced that Millstone Day is scheduled for Sunday, September 8<sup>th</sup> from 12pm – 5pm at Millstone Park, 4 Red Valley Road. There will be live bands, inflatables, food trucks, amusement rides and over 40 local businesses and clubs. Also, there will be a display of historic artifacts from the Baird Homestead. There is a lot of time and effort that goes into this event. Please come out and enjoy the day.

C/Zabrosky said the Girl Scouts held a Summer Luau Party for the Seniors last Tuesday. It was a lot of fun and thanked the Girl Scouts for volunteering their time and supplying the food and decorations.

M/Ferro stated that the Fire/EMS responded to 104 calls for the month of July which included 72 medical calls, 17 motor vehicle accidents, 15 fire calls and 71 transports to various hospitals. The day shift had 62 calls; night shift had 42 calls with 17 calls for mutual aid.

M/Ferro read the following announcement from the Millstone Township Fire District:

On August 13<sup>th</sup> 2024 the Millstone Township Fire District placed into service Ambulance 3259. Ambulance 3259 is a 2023 Ford E450/SIV remount. The original ambulance box was manufactured by Horton. This ambulance is licensed by the NJ Office of Emergency Medical Services which operates under the State Department of Health. This ambulance is equipped with a Stryker Power Pro 2, powered stretcher. This battery-operated stretcher comes complete with a self-loading system for the stretcher, with the ability to lift up to 700 lbs. This state-of-the-art equipment will prevent lifting injuries to patient care providers. This vehicle purchase was made possible through careful fiscal management, under the shared service program with Millstone Township and revenue generated by billing for EMS services.

Within 1 hour of being placed into service, this ambulance answered its first incident, a second simultaneous EMS call. Within its first 24 hours of service, it responded to 10 different incidents and transported 6 patients.

The Millstone Township Fire District now has 3 fully equipped ambulances in its fleet. This vehicle gives the department the ability to always guarantee two ambulances to the community, allowing for a vehicle to be out of service for repair or maintenance as well as positioning the department to engage in a future remount program. This type of program will allow for the existing ambulance box to be refurbished and mounted on a new chassis, which represents a significant cost savings versus purchasing a new vehicle.

M/Ferro stated that the Fire/EMS are doing a phenomenal job and from the residents they are second to none and thanked the Fire/EMS for all they do. C/Zabrosky stated that she saw the new ambulance and it is state of the art.

NEW BUSINESS:

M/Ferro made the following announcements:

1. Millstone Day – September 8, 2024, 12PM at Millstone Park, 4 Red Valley Road
2. Fall Brush Drop Off Dates – 10/19, 10/26, 11/2, 11/9 at 15 Baird Road, 8am – 1pm

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR AUGUST 21, 2024

OLD BUSINESS: None

COMMENTS FROM THE DIAS:

The Township Administrator stated that Allen House II is under construction and should be completed Spring of 2025. Monmouth County is preparing for construction at Scooters Corner. They have begun to remove trees and utilities. Be prepared for road closures. A Nixle will be sent out with what roads will be affected. The Township Administrator reminds residents that you can sign up for Nixle on the township website.

The Township Administrator has a request from the employees regarding extending the summer hours for the remainder of the year for the Municipal Building and Court. The summer hours are Monday-Thursday 8:00am – 4:15pm and Friday 8:00am-12:00pm. Regular normal hours are Monday-Friday 8:30am – 4:00pm. The Mayor asked the Township Committee to think about this request and let the Township Administrator know their thoughts and/or concerns on continuing with the summer hours.

M/Ferro read an announcement that the Monmouth County Library Headquarters is holding a Grand Reopening with a special concert by The Chronicles of Rock & Roll on Sunday, September 29, 2024 starting at 1:30 pm at 125 Symmes Drive, Manalapan, NJ. Please RSVP by September 9<sup>th</sup> to [rsvp@monmouthcountylib.org](mailto:rsvp@monmouthcountylib.org).

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 8:26 p.m.

Ramon Recalde, 45 Robbins Road South discussed three issues. First, he removed a dead tree that would have fallen across Clarksburg Road. He questioned why he had to pay \$50 for a tree permit when the tree he removed was dead with a life threatening situation. The Township Administrator asked if the Licensed Tree Expert sent the report stating the tree was dead. M/Ferro stated that the ordinance does waive fees for dead trees but you need to submit documentation from a Licensed Tree Expert. Mr. Recalde will submit the documentation. Second, he expressed concerns regarding the parks. Millstone Park needs benches at the Tennis Courts on the outside of the courts not inside the courts. The tennis courts are cracking at both Millstone and Abate Parks, especially Abate Park. Third, Millstone Park needs some type of a shade cover over the children’s playground as the playground equipment gets very hot.

Richard Oberlander, 579 Stagecoach Road, Allentown, NJ is a certified arborist, tree surgeon, landscaper and exterminator. He discussed his concerns regarding the Township ordinance that states you can’t put out lawn signs. He feels it is unconstitutional. He puts the lawn signs out and Code Enforcement removes them. He puts his signs out in other towns and they don’t touch them. The Township Attorney will review the sign ordinance and will discuss with the Township Administrator.

M/Ferro closes the meeting to the public at 8:53 p.m.

ADJOURNMENT:

Motion to adjourn was moved by C/Zabrosky; second by C/Ziner with an All in Favor.

Time Out 8:54 p.m.

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

August 21, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on September 4, 2024.

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Kathleen Hart, RMC  
Municipal Clerk