

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR DECEMBER 4, 2024**

Mayor Ferro calls the meeting to order at 7:15 p.m. followed by a flag salute and a moment of silence.

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 24-224 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Ziner; second by C/Davis.

Municipal Clerk read Resolution 24-224 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

Time In: 7:17 p.m.

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

Time Out: 7:59 p.m.

Mayor Ferro calls the meeting to order 8:04 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. A thank you letter received from the Millstone Township Seniors Club, dated November 18, 2024 regarding their bus trip to the Hunterdon Hills Playhouse Christmas Show.
2. Resignation received from Andrew DeFelice, Open Space/Ag Secretary, effective December 31, 2024.

M/Ferro read the following letter from the Seniors Club into the record: On behalf of the Officers and Members of the Millstone Township Seniors Club, I would like to extend to you our thanks for the generous gift to the Hunterdon Hills Playhouse Christmas Show. The tickets which included bus transportation and a luncheon, along with the show, were greatly appreciated. As you may be aware, some of the Seniors would not be able to partake in this trip due to the cost of the show and transportation. May I please ask of you to extend to the Township Business Administrator, Kevin Abernethy and his staff our sincere thank you. Thomas Sabroe, Secretary

M/Ferro stated that Committeewoman Tara Zabrosky was instrumental in getting this done. C/Zabrosky stated that last year the Seniors tried to schedule a bus trip to the play and the prices they were given was astronomical. The Township then went out for quotes and were able to get a much more reasonable price and sent the Seniors on the bus trip. This year we continued the trip and also extended an invitation to the Allen House residents. The Seniors really appreciate this, Amanda did an amazing job putting this together and would like to continue doing this each year for the Seniors.

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ORDINANCES:

SECOND READING  
ORDINANCE 24-20

AN ORDINANCE AMENDING CHAPTER XIII (FIRE DISTRICT), SECTION 3.7 (NON-LIFE HAZARD USES), OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends the New Jersey Uniform Fire Code Enforcement in Chapter XIII, Section 3.7, Non-Life Hazard Uses, of the Revised General Ordinances of the Township of Millstone.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:10 p.m.  
No public comment.  
Mayor Ferro closes the public hearing at 8:10 p.m.

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

ROLL CALL VOTE:

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

SECOND READING  
ORDINANCE 24-21

ORDINANCE AUTHORIZING THE PURCHASE OF A DEVELOPMENT EASEMENT IN BLOCK 31.05, LOT 18, LOCATED AT 50 AGRESS ROAD

EXPLANATORY STATEMENT: This Ordinance provides for the purchase by the Township of Millstone of a development easement in the property known as Block 31.05, Lot 18, located at 50 Agress Road, for the purpose of farmland preservation, wherein the State Agricultural Development Committee and the Monmouth County Agricultural Development Board are contributing towards the purchase price.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:11 p.m.  
No public comment.  
Mayor Ferro closes the public hearing at 8:11 p.m.

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

ROLL CALL VOTE:

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

FIRST READING  
ORDINANCE 24-22

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 2025.

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR DECEMBER 4, 2024**

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

**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 December 18, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**FIRST READING**

ORDINANCE 24-23 AN ORDINANCE AMENDING CHAPTER 5 FEES, SECTION 5-14 (FEES FOR CHAPTER 14: BUILDING AND HOUSING), SUBSECTION 5-14.3 (STATE UNIFORM CONSTRUCTION CODE FEES. BUILDING AND HOUSING), OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends Chapter 5-14 Fees for Building and Housing, Subsection 5-14.3 State Uniform Construction Code Fees, Building and Housing, as per state regulations and provides the fees to be applied for permits obtained under Chapter 14, Building and Housing.

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

**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 December 18, 2024 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.

- 24-225 Payment of Vouchers – December 4, 2024
- 24-226 Resolution to Enter Agreement with Monmouth County Board of County Commissioners to Provide Special Citizen Area Transportation Service
- 24-227 Resolution Authorizing Purchase of Unleaded Fuel Under State Contract Number 19-Fleet-00975
- 24-228 Resolution Authorizing Execution of a Developer's Agreement for XXXIII Associates/Riverside Center, LLC, Block 18.01, Lots 1, 2, 3 and 4 (to be Consolidated into Lot 1.01), Site Plan No. PB 23-03
- 24-229 Resolution Directing Tax Collector to Cancel Real Estate Taxes on Block 63, Lot 5
- 24-230 Resolution Authorizing the Award of a Non-Fair and Open Contract for Professional Engineering Services for Expert Witness Services on Behalf of the Township of Millstone in a Pending Litigation Matter
- 24-231 Resolution Authorizing Execution of a Developer's Agreement for Force 5 Holdings, LLC, Block 18, Lot 2.04, Site Plan No. P22-01
- 24-232 Resolution Approving Compensation for Members of the Board of Fire Commissioners Fire District No. 1 for Year 2025
- 24-233 Resolution Authorizing Membership into the Somerset County Cooperative Pricing System ID# 2SOCCP

**MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR DECEMBER 4, 2024**

- 24-234 Resolution Authorizing Real Estate Tax Payments by Electronic Funds Transfer Via Internet Via Edmunds Govtech WIPP
- 24-235 Resolution Supporting Millstone Township’s Participation in the State Agriculture Development Committee’s Municipal Planning Incentive Grant Program 2026 Planning Round

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

**ROLL CALL VOTE:**

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

**RESOLUTION:**

- 24-236 Resolution to Transfer Funds on Current Year Appropriations #2

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

**REPORTS FROM VARIOUS DEPARTMENTS FOR OCTOBER 2024:**

Tax Collector	\$3,217,621.90
Clerk Report	\$ 1,095.00
Dog License	\$ 74.80
Municipal Court	\$ 7,797.65
Recreation	\$ 28,683.90
Construction	\$ 45,646.00
COAH	\$ 97,462.88
2024 Interest Revenue	

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

**TOWNSHIP COMMITTEE MINUTES:**

- 1. Regular Meeting Minutes – November 6, 2024

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

**ROLL CALL VOTE:**

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

- 2. Executive Meeting Minutes – November 6, 2024

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

**ROLL CALL VOTE:**

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

**APPLICATION FOR A RAFFLE LICENSE:**

- 1. Millstone Township PTO, RA #331, On-Premise 50/50 Raffle to be held from 6pm – 9pm on February 13, 2025 at 5 Dawson Ct.

## MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR DECEMBER 4, 2024

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

### LIAISON REPORTS:

C/Zabrosky stated that she spoke with school transportation regarding the passing of school buses. Since September, 19 cars have been caught passing school buses and she would like to also include community service along with the fines. Trooper Solano, NJSP and the School Resource Officer for Millstone, spoke and stated that out of the 19 cars, 11 tickets have been issued. Every person who receives a ticket needs to appear in Court as it is a 5-point violation. Trooper Solano is working, along with Millstone Township and the schools, to make everyone aware that you need to stop for school buses, what the violations are and that the law is being enforced. Two large traffic alert signs, which are placed on Millstone Road, state that you need to stop for every school bus, there is a 5-point violation and zero tolerance. The Township Administrator stated that the signs were lent to us by Monmouth County. Trooper Solano stated that the signs are great and suggested that the use of social media would also be very helpful in getting the word out. Karino Ramos, 166 Millstone Road and a Board of Education member, asked if the Trooper noticed a pattern and where are these signs located. Trooper Solano stated that a lot of the violations are happening on Millstone Road and Trenton-Lakewood Road and that is where the signs are located. M/Ferro and Ms. Ramos would like Trooper Solano to attend the December 16, 2024 Board of Education meeting to help with getting the message out. Trooper Solano agrees to attend and will come out with an official statement that can be posted on the official websites of both the Township and School. Trooper Solano stated that all of the troopers have been made aware of this situation. M/Ferro thanked the NJ State Police for all of their assistance.

C/Davis stated that the Shade Tree Commission has an opening and if you are interested in volunteering, please complete a Talent Bank application and forward to the Municipal Clerk. The form is on the Township website [www.millstonenj.gov](http://www.millstonenj.gov).

DM/Morris stated that Millstone Recreation is accepting new unwrapped toys for children ages 2 to 15 and will be collecting through December 13<sup>th</sup>. Donations can be dropped off at the Millstone Municipal Building. All toy donations will be distributed to local area children. Millstone Winter Wonderland will be held on Friday, December 6<sup>th</sup> from 5-9pm at Millstone Park. There will be live holiday music, food trucks, Christmas tree lighting, pictures with Santa, crafts and inflatables for the kids and much more.

M/Ferro stated that the Fire/EMS responded to 84 calls for the month of November which included 49 medical calls, 16 motor vehicle accidents, 19 fire calls and 55 transports to various hospitals. The day shift had 47 calls; night shift had 37 calls with 15 calls for mutual aid. M/Ferro thanked the Fire Department for all they do.

### NEW BUSINESS:

1. The Township Administrator stated that the tax assessment cards were mailed out and the average home increased about 16% but that doesn't mean your taxes will go up that much. Home property inspections will begin next year with RDS. Additional information will be sent out.

### OLD BUSINESS:

1. Buck Mine – Status Update: William Stone stated that a meeting with Monmouth County will be held on Wednesday, December 11<sup>th</sup> at 10am in the Administrator's Office to discuss what the next logical steps are. M/Ferro stated that the Township Committee members each drove down the road and it is not in the best shape, but we don't want you to do the job twice. You are still operational and have a few hundred cubic feet of dirt to remove by June with trucks still driving on the road. The Township Committee will extend the deadline to pave the road to June 30, 2025, under certain conditions, such as if potholes develop or the road caves in you will need to address the issue immediately and continue to keep the road maintained. When the permit expires on June 30, 2025, you will be closing the mine and it is expected that the road will be repaved. The Township Committee request a status update at the Township Committee meeting on April 2, 2025.

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The Township Attorney stated that a motion needs to be made to approve the relief from the condition set forth in Resolution 24-177, which required that Buck Mining resurface and mill the haul route as required, located on Pine Hill Road, by November 15, 2024. That is, Buck Mining is granted an extension of time to resurface and mill the aforesaid haul route as required no later than June 30, 2025, with certain conditions and to appear at the April 2, 2025 Township Committee Meeting with a status update.

M/Ferro asked for a motion to approve which was moved by C/Davis; and seconded by DM/Morris.

**ROLL CALL VOTE:**

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

A Resolution to memorialize the motion will be listed on the December 18, 2024 Township Committee Meeting Agenda.

M/Ferro stated that at the Township Committee meeting on April 2, 2025 he expects Mr. Stone to have a contract in place for the repaving of the road.

COMMENTS FROM THE DAIS: None

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 8:54 pm.

Karino Ramos, 166 Millstone Road asked questions about the assessment cards that were mailed out, who was hired and how did this come about. The Township Administrator discussed what the process is. A company will be doing the property inspections and will take about 3 years to complete the entire town. More information will be coming out. Any questions, please contact the Tax Assessor.

M/Ferro closes the meeting to the public at 9:01 pm.

ADJOURNMENT:

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

Time Out 9:01 p.m.

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

December 4, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on December 18, 2024.

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Kathleen Hart, RMC  
Municipal Clerk