

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MAY 21, 2025

Deputy Mayor Morris calls the meeting to order at 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 transmitted 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 20, 2024.

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

Resolution 25-119 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Ziner; second by C/DM/Morris.

Municipal Clerk read Resolution 25-119 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

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

NAYS: None ABSTAIN: None ABSENT: C/Davis, M/Ferro

Time In: 7:03 p.m.

Motion to adjourn Executive Session was moved by C/Ziner, second by DM/Morris with an all in favor.

Time Out: 7:57 p.m.

DM/Morris calls the meeting to order 8:02 p.m. followed by a flag salute and a moment of silence.

Municipal Clerk read, the following statement:

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. Letter received from Buck Mining requesting an extension of time for the mining permit.

OLD BUSINESS:

- 1. Buck Mining – Requesting Additional Time: Leslie Stone is requesting additional time to continue to mine the pit and requested a partial release of their cash bond (Letter of Credit) to pay Mecco to pave the portion of Pine Hill Road damaged by the trucks leaving the pit. They would like the town to absorb some of the cost. Buck Mining also stated that Campo Mine has yet to address their wall of dirt which allows water to come onto their property. They still have not heard from the Monmouth County Park System with regard to the appraisals and the park design is not completed. DM/Morris explains that the Township’s main concern is that the road needs to be paved due to the condition of the road, which the residents have been complaining about. Buck Mining explained that the paving can be done as soon as the bond is released. Administrator Abernethy explained that the bond will be released when the job is complete. Buck Mining also requested that some of the trees on the roads be trimmed by the Township before they can start paving. Buck Mining asked the Township Committee if they heard from Campo as to when they are going to maintain their property. Administrator Abernethy explained they have not heard anything and will inquire and look into the status. The Township Committee requested that Buck Mining appear at the Township Committee

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MAY 21, 2025

meeting on June 18, 2025 to provide an update with the expectation that the paving of the road has been completed

ORDINANCE:

FIRST READING

Ordinance 25-04 Ordinance Accepting Conservation Easement for a Portion of Block 60.02, Lots 12, 13 And 14.01, and Right-Of-Way Dedications for a Portion of Block 60.02, Lots 12. 12.02 and 13, Located on Brookside Road

EXPLANATORY STATEMENT: This Ordinance accepts a conservation easement for a portion of Block 60.02, Lots 12, 13 and 14.01 and right-of-way dedications for a portion of Block 60.02, Lots 12, 12.02 and 13, subject to the posting of a bond for the release of a mortgage as it pertains to the aforesaid right-of-way dedications, and upon completion of improvements and release of performance guarantees.

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

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on June 4, 2025 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

RESOLUTIONS:

RESOLUTION 25-120 Resolution to Read Budget by Title Only

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

ROLL CALL VOTE:

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

PRESENTATION: 2025 Municipal Budget

Melissa Peerboom, CFO presented the 2025 Municipal Budget and explained that the 2025 budgetary goals are to maintain a flat tax levy. The Township was able to make capital improvements without going into debt due to funding. The CFO explained the comparative revenue summary and how it has changed since last year. The analysis of the 2025 Budget was broken down as to how the town is allowed to distribute the funds. The CFO then presented a pie graph that shows the breakdown of the estimated property tax rate, which includes the School, County, Fire District, Municipal and Municipal Open Space tax rates. In conclusion, she stated that throughout the year the Finance Department works on keeping costs down to benefit the taxpayer. See attached presentation of the 2025 Budget Adoption.

Affidavit of Publication presented

DM/Morris opens the meeting to the public to address the Budget at 8:32pm.  
No public comment.  
DM/Morris closes the meeting to the public at 8:32pm.

RESOLUTION 25-121 Adopt the 2025 Municipal Budget

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

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MAY 21, 2025

ROLL CALL VOTE:

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

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.

- 25-122 Payment of Vouchers – May 21, 2025
- 25-123 Resolution Directing Tax Collector to Refund Real Estates Taxes Listed on Schedule A
- 25-124 Resolution Authorizing the Township of Millstone to Enter into a Cooperative Pricing Agreement with the Monmouth-Ocean Educational Services Commission (MOESC) #289MOESC
- 25-125 Resolution Authorizing Execution of a Developer's Agreement for Arbia Antico Land Subdivision, LLC, Block 60.02, Lots 12, 12.02, 13 and 14.01, Subdivision No. PB 23-06
- 25-126 Resolution Appointing Affordable Housing Administrative Agent and Authorizing the Award of a Non-Fair and Open Contract for Professional Services

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

ROLL CALL VOTE:

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

REPORTS FROM VARIOUS DEPARTMENTS FOR APRIL 2025:

Tax Collector	\$1,909,123.18
Clerks Report	\$ 1,732.00
Dog License	\$ 696.00
Municipal Court	\$ 8,610.05
Recreation	\$ 45,549.72
Construction	\$ 33,473.00
COAH	\$ 5,206.00
2025 Interest Revenue	

Motion to file was moved by C/Zabrosky; second by DM/Morris, with an all in favor.

TOWNSHIP COMMITTEE MINUTES:

- 1. Regular Meeting Minutes – May 7, 2025

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

ROLL CALL VOTE:

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

- 2. Executive Meeting Minutes – May 7, 2025

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

ROLL CALL VOTE:

AYES: DM/Morris, C/Zabrosky

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NAYS: None ABSTAIN: C/Ziner ABSENT: C/Davis M/Ferro

LIAISON REPORTS

C/Zabrosky announced that the Open Space Preservation Council and the Agricultural Advisory Council will be hosting their annual Clam Bake on Sunday, June 1, 2025. There will be two seatings: First seating is at 1:00pm and the second seating starts at 3:30pm. The event is held at Wagner Farm Park, 15 Baird Rd, Millstone, NJ 08510. All tickets need to be purchased in advance; deadline is May 23, 2025. Please see Kevin Abernethy to purchase your tickets.

NEW BUSINESS: NONE

COMMENTS FROM THE DAIS:

DM/Morris mentions all Municipal offices will be closed in observance of Memorial Day on May 26, 2025 and thanked everyone who has sacrificed and served our Country. The Memorial Day Parade is on May 26, 2025. The parade line up starts at 8:00am at Millstone Park, 4 Red Vally Road and the parade commences at 9:15am sharp rain or shine. The Paper Shredding event will take place on May 31, 2025 from 9:00am to 1:00pm at Millstone Park, 4 Red Vally Road sponsored by the Monmouth County Board of Commissioners. This event is open to all Monmouth County residents. The Millstone Drug Alliance will be hosting its 22<sup>nd</sup> Annual Hooked on Fishing not on Drugs Derby on June 7, 2025 from 8:15am to 10am at Black Bear Day Camp 465 Stagecoach Rd. Sign in starts at 8:00am. Bring your own fishing pole as bait and supplies are limited. You must preregister on the Recreation website. The Monmouth County Mobile Connection event will be held on June 11, 2025 at the Community Center located at 463 Stagecoach Rd. This event will be providing free notary services along with providing passport renewal applications & photos. It will also be providing County Id Cards, Election and Voter Information, as well as property fraud alert information. The Monmouth County Sheriff's office will be doing youth ID cards, register ready ID cards, car seat safety information, and prescription disposal safety drop box. The Monmouth County Surrogates Office will teach you how to probate and become an administrator of a will, and how to finalize an adoption.

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

DM/Morris opens the meeting to the public at 8:41 p.m.

No public comment.

DM/Morris closes the meeting to the public at 8:41 p.m.

ADJOURNMENT:

Motion to adjourn: Moved by C/Zabrosky; second by C/Ziner with an all in Favor.

Time Out 8:41 p.m.

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

May 21, 2025 Township Committee Meeting Minutes approved at a Township Committee meeting held on June 4, 2025.

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Kathleen Hart, RMC  
Municipal Clerk

# ATTACHMENT A