

**RESOLUTION NO. 20-56**  
**MEETING DATE: 01-15-20**

**RESOLUTION AUTHORIZING THE HOLDING OF AN EXECUTIVE SESSION, AT  
WHICH THE PUBLIC SHALL BE EXCLUDED**

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**C/Dorfman** offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

**WHEREAS**, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from meetings of public bodies in certain circumstances which are set forth in N.J.S.A. 10:4-12(b); and

**WHEREAS**, the Township Committee of the Township of Millstone is of the opinion that such circumstances presently exist.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Millstone as follows:

1. The public shall be excluded for the discussion of any action upon the here in after specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
  1. Contracts
  2. Personnel

It is anticipated at this time that the above stated subject matter will be made public in approximately six months or at such time as any litigation discussed is resolved.

3. This Resolution shall take effect immediately.

**ROLL CALL:**

**AYES:** C/Dorfman, DM/Grbelja, C/Kuczinski  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** C/Ferro, M/Masci

**I HEREBY CERTIFY** the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone on January 15, 2020.

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Kathleen Hart, RMC  
Municipal Clerk

RESOLUTION NO. 20-57

SCHEDULE 20-01 S

CONSOLIDATED BILL LIST

TOWNSHIP OF MILLSTONE VOUCHERS FOR PAYMENT PRESENTED TO  
THE TOWNSHIP COMMITTEE AT A MEETING  
HELD ON January 15, 2020

SEE SCHEDULE 20-01 ATTACHED

A resolution was passed by the Township Committee for the payment of the vouchers listed on Schedule 20-01 attached.

\_\_\_\_\_  
Fiore Masci, Mayor

\_\_\_\_\_  
Nancy Grbelja, Deputy Mayor

\_\_\_\_\_  
Gary Dorfman, Committeeman

\_\_\_\_\_  
Albert Ferro, Committeeman

\_\_\_\_\_  
Michael Kuczinski, Committeeman

Attest: \_\_\_\_\_  
Kathleen Hart  
Municipal Clerk

**TOWNSHIP OF MILLSTONE**  
**RESOLUTION NO. 20-57**  
January 15, 2020

BE IT RESOLVED by the Township Committee of the Township of Millstone that the vouchers listed on Schedule 20-01, January 15, 2020, Consolidated Bill List, and the vouchers listed below as Schedule 20-01 S, Supplement to Consolidated Bill List, as presented by the Township Treasurer, Amanda Salerno, to be paid from existing appropriations.

**CURRENT FUND**

TOTAL CURRENT FUND: \$ 1,174,482.64

**SCHEDULE 20-01 S**

**PAYROLL FUND**

TOTAL PAYROLL TRUST FUND \$ 10,191.77

**GENERAL CAPITAL FUND**

TOTAL GENERAL CAPITAL FUND \$ 175,043.17

**GRANT FUND**

TOTAL GRANT FUND \$ 7,006.53

**RESERVE TRUST FUND**

TOTAL RESERVE TRUST FUND \$ 2,205.76

**BASIN MAINTENANCE TRUST**

TOTAL BASIN MAINTENANCE TRUST \$ 0.00

**SHADE TREE TRUST**

TOTAL SHADE TREE TRUST \$ 0.00

**COAH TRUST FUND**

TOTAL COAH TRUST FUND \$ 4,168.60

**OPEN SPACE FARMLAND TRUST FUND**

TOTAL OPEN SPACE FARMLAND TRUST FUND \$ 312,355.00

**MUNICIPAL DRUG ALLIANCE FUND**

TOTAL MUNICIPAL DRUG ALLIANCE FUND \$ 0.00

**VETERAN'S MEMORIAL TRUST FUND**

TOTAL VET MEMORIAL TRUST FUND \$ 0.00

**RECREATION TRUST FUND (DEDICATION BY RIDER)**

TOTAL RECREATION TRUST FUND \$ 3,045.00

**ANIMAL CONTROL TRUST FUND**

TOTAL DOG TRUST FUND \$ 553.97

**TOTAL FOR ALL FUNDS \$ 1,689,052.44**

**ESCROW**

**DEVELOPERS ESCROW ACCOUNT UNDER \$5,000**

TOTAL DEVELOPERS ESCROW UNDER \$5,000 \$ 3,137.60

**DEVELOPERS ESCROW ACCOUNT OVER \$5,000**

TOTAL DEVELOPERS ESCROW OVER \$5,000 \$ 7,159.50

**TOTAL FOR ESCROW \$ 10,297.10**

RESOLUTION WAS OFFERED BY COMMITTEEPERSON DORFMAN  
AND MOVED ITS ADOPTION;  
MOTION WAS SECOND BY COMMITTEEPERSON KUCZINSKI  
RESOLUTION WAS ADOPTED ON THE FOLLOWING ROLL CALL VOTES:

AYES: DM/GRBELJA, C/KUCZINSKI, C/DORFMAN

NAYS: NONE

ABSTAIN: NONE

ABSENT: C/FERRO, M/MASCI

RESOLUTION NO. 20-58  
MEETING DATE: 01-15-20

RESOLUTION AUTHORIZING A PROPOSED REZONING OF  
BLACK BEAR LAKE DAY CAMP

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C/Dorfman offered the following Resolution and moved its adoption which was seconded by C/Kuczinski.

WHEREAS, Black Bear Lake Day Camp is located at 457 Stage Coach Road in the Township of Millstone, County of Monmouth and State of New Jersey; and

WHEREAS, Black Bear Lake Day Camp has requested a zone change for the parcels that comprise its facility, Block 35, Lots 16.01, 17, 17.01, 19, 19.01, 19.02, 19.04 and 20 as shown on the official tax map of the Township of Millstone; and

WHEREAS, the proposed rezoning was referred to the Millstone Township Planning Board for its consideration and review; and

WHEREAS, the Millstone Township Planning Board and its professionals had several discussions with the owners/operators of Black Bear Lake Day Camp to develop proposed standards that are appropriate for the Camp and also support the Township's land use goals and objectives; and

WHEREAS, on December 12, 2019, the Millstone Township Planning Board forwarded a letter to the Millstone Township Committee making certain recommendations, a copy of which letter is attached hereto; and

WHEREAS, the Millstone Township Committee considered the recommendations of the Millstone Township Planning Board at its meeting of December 18, 2019; and

WHEREAS, the Millstone Township Committee has determined to implement the recommendations of the Millstone Township Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone that the Township's Planner be and is hereby authorized to develop the appropriate Master Plan and/or Zoning Ordinance amendments to implement the recommendations contained

in the December 12, 2019 letter of the Planning Board and to present same to the Township Committee for introduction.

BE IT FURTHER RESOLVED that the Township Planner be and is hereby authorized to work with the Millstone Township Planning Board to develop any additional standards or recommendations that may be necessary.

BE IT FURTHER RESOLVED that a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to the Township's Planner, the Millstone Township Planning Board, Black Bear Lake Day Camp and the Township Attorney.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman

NAYS: None

ABSTAIN: None

ABSENT: C/Ferro, M/Masci

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of January 15, 2020.

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KATHLEEN HART, RMC  
Township Clerk

December 12, 2019

Township of Millstone Township Committee  
470 Stage Coach Road  
Millstone Township, NJ 08510

RE: Proposed Rezoning of Black Bear Lake Day Camp

Dear Mayor and Township Committee,

As the Mayor and Committee are aware, the Black Bear Lake Day Camp, located at 457 Stage Coach Road in Millstone, reached out to the Township to request a zone change for the parcels that comprise the Black Bear Lake Day Camp. These parcels include: Block 35 Lots 16.01, 17, 17.01, 19, 19.01, 19.02, 19.04, and 20.

The Township Committee subsequently referred the request to the Planning Board for review and comment.

The Millstone Planning Board and its professionals have had several discussions with the owners/operators of the Black Bear Lake Day Camp to develop proposed standards that are appropriate for the camp but that also support the Township's overarching land use goals and objectives.

Through the discussions, the following key goals were identified:

**Black Bear's Goal:** To consolidate all of the Black Bear properties into the RC Recreation Camp Zone, which requires a rezoning of Lots 16.01, 17, 19.01, and 19.04, and amend the zoning standards of the RC Zone to accommodate their recreational camp uses.

**Township's Goals:** To permit reasonable development by Black Bear for Recreation Camp purposes.  
To retain the NC Neighborhood Commercial character along the west side of Stage Coach Road, encouraging commercial development along the street frontage for a small "Town Center" atmosphere.

If the Township Committee chooses to move forward with the rezoning of the Black Bear Day Camp, we recommend the following be considered:

1. Rezone Lots 16.01, 17, 19.01, and 19.04 to the RC Recreation Camp Zone
2. Provide modifications to the RC Zone:

- a. Increase the maximum permitted building height from 30 to 35 feet to accommodate indoor recreational uses.
- b. Increase the building coverage from 5% to 10% to permit more interior recreational opportunities for recreation camps to provide these amenities to the public.
- c. Increase the impervious coverage from 10% to 30% as many types of surfaces previously considered to be pervious are now included in the impervious surface calculation and additional flexibility is needed.
- d. Allow existing single-family residential development to remain but do not permit additional single-family development.
- e. Require commercial development in the RC Zone along frontages on Stage Coach Road to a depth needed to accommodate NC-type commercial uses with RC related uses behind. Based on a conceptual plan presented to the Planning Board at its November 13, 2019 meeting, the Board recommends a minimum depth of 125 feet and a maximum depth of 300 feet be considered for the NC-type uses. Any ordinance will have to address the interface of the RC and NC-type uses as any NC-type uses should be developed in conjunction with the RC uses. The current NC standards may be appropriate to review as a starting point.

3. Vision for the future:

- a. The streetscape along Stage Coach Road between the Allen House II site and Red Valley Road will be permitted/encouraged to be developed consistent with the NC Zone standards.
- b. The existing RC use will be encouraged to provide increased/improved recreational amenities for the public and be stimulated to couple those improvements with the desired NC uses along its Stagecoach Road frontage.

The Planning Board reviewed and considered any impact the proposed standards would have on the other properties within the RC Zone and determined the proposed would not have an adverse effect on those camps.

Respectfully,

The Millstone Township Planning Board

**RESOLUTION NO. 20-59**  
**MEETING DATE: 01-15-20**

**RESOLUTION AMENDING RESOLUTION NO. 20-01**

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C/Dorfman offered the following Resolution and moved its adoption which was seconded by C/Kuczinski.

WHEREAS, the Township Committee adopted Resolution No. 20-01, Resolution Appointing Professionals for 2020, at its meeting of January 2, 2020; and

WHEREAS, certain amendments are needed to Resolution No. 20-01.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone that:

1. Except as amended hereafter, all provisions of Resolution No. 20-01 remain valid and in effect.
2. Paragraph 4a. of Resolution No. 20-01 is amended to include as additional line items the following:

|  |              |
|--|--------------|
| Engineer                                     | \$300,000.00 |
| Special Counsel for Mount Laurel Proceedings | \$ 40,000.00 |
| Affordable Housing Administrator             | \$ 12,000.00 |

3. Paragraph 5a. of Resolution No. 20-01 is amended as follows:

a. Adding the following to paragraph 5a.:

|          |              |
|----------|--------------|
| Engineer | \$150,000.00 |
|----------|--------------|

b. Deleting from paragraph 5a. the following:

|   |              |
|---|--------------|
| (i)Special Counsel for Mount Laurel Proceedings | \$ 40,000.00 |
| (ii)Affordable Housing                          | \$ 12,000.00 |

4. The Mayor and Township Clerk are hereby authorized to execute Contracts for the provisions of the services provided for in Resolution No. 20-01 and as amended by the within Resolution.

5. A copy of this Resolution certified by the Township Clerk to be a true copy be published in the official newspaper of the Township as required by law, within ten (10) days of the adoption, and forwarded to each of the appointees referenced herein and to the Township Treasurer.

6. A copy of this Resolution certified by the Township Clerk to be a true copy by forwarded to the Township Chief Financial Officer and to each of the above listed professionals affected by this amendment.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman

NAYS: None

ABSTAIN: None

ABSENT: C/Ferro, M/Masci

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of January 15, 2020.

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KATHLEEN HART, RMC  
Township Clerk

**RESOLUTION NO. 20-60**  
**MEETING DATE: 01-15-20**

**RESOLUTION DIRECTING TAX COLLECTOR TO CANCEL  
REAL ESTATES TAXES ON BLOCK 17, LOT 16.05**

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**C/Dorfman** offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**:

**WHEREAS**, pursuant to N.J.S.A. 54:4-3.30 et seq.: L.1948, c.259 as amended, Property Tax Exemption on Dwelling House of Disabled Veteran or Surviving Spouse, Matthew Lawrence is 100% totally and permanently disabled, as declared by the Department of Veterans Affairs; and

**WHEREAS**, taxes should be cancelled as of December 10, 2019 in the amount of \$532.53 and will be refunded, pursuant to the above provision; and

**WHEREAS**, 2020 preliminary taxes will also be cancelled in the amount of \$4,676.98.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Millstone that the Tax Collector is hereby authorized to cancel real estate taxes on Block 17, Lot 16.05, 5 Timberline Ct, Millstone, NJ; and

**BE IT FURTHER RESOLVED** a copy of this Resolution certified by the Township Clerk to be a true copy be forwarded to the Tax Collector, the Chief Financial Officer, and the Monmouth County Board of Taxation.

**ROLL CALL:**

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman  
NAYS: None  
ABSTAIN: None  
ABSENT: C/Ferro, M/Masci

**I HEREBY CERTIFY** the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of January 15, 2020.

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Kathleen Hart, RMC  
Township Clerk

**RESOLUTION NO. 20-61**  
**MEETING DATE: 01-15-20**

**RESOLUTION ESTABLISHING AFFORDABLE HOUSING REHABILITATION  
PROGRAM AND AUTHORIZING AMENDED CONTRACT TO MANAGE THE  
PROGRAM**

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**C/Dorfman** offered the following Resolution and moved its adoption which was seconded by **C/Kuczinski**.

**WHEREAS**, on January 2, 2020 the Township Committee appointed Affordable Housing Alliance of New Jersey (“AHA”) as the Township’s Affordable Housing Administrative Agent; and

**WHEREAS**, the Township Committee approved a Contract with AHA for it to administer the affordable housing units; and

**WHEREAS**, Section 11 of that Contract provides that the parties may agree to amend the terms of the Contract; and

**WHEREAS**, as part of the Township’s Affordable Housing Fair Share Plan to be approved by the Court, the Township proposes the implementation of an Owner-occupied Rehabilitation Program; and

**WHEREAS**, the Township desires to amend the previously referenced Contract with AHA in order for it to administer the Owner-occupied Rehabilitation Program in accordance with the standards set forth in a certain Contract entitled “Professional Services Contract with Affordable Housing Alliance to Provide for the Administration of an Owner-occupied Rehabilitation Program”, a copy of which is available in the Office of the Township Clerk during regular business hours.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Millstone as follows:

1. It hereby establishes an Owner-occupied Rehabilitation Program to assist it in meeting its constitutional obligation to provide for affordable housing.
2. Such program will be administered pursuant to the aforementioned Contract with AHA.
3. The Mayor and Township Clerk are hereby authorized to execute said Contract.

**BE IT FURTHER RESOLVED** that a copy of this Resolution certified to be a true copy by the Township Clerk shall be published in the official newspaper of the Township as required by law, within 10 days of the adoption of this Resolution.

**BE IT FURTHER RESOLVED** that a copy of this Resolution along with a copy of the aforesaid Contract shall be on file in the Township Clerk's office and available for inspection during regular business hours.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be provided by the Township Clerk to AHA, Michael Staib, Special Counsel and Fred Heyer, Township Planner.

**ROLL CALL:**

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman  
NAYS: None  
ABSTAIN: None  
ABSENT: C/Ferro, M/Masci

**I HEREBY CERTIFY** the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its regular meeting of January 15, 2020.

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KATHLEEN HART, RMC  
Township Clerk

**RESOLUTION NO. 20-62**  
**ADOPTION DATE: 01-15-20**

**RESOLUTION APPOINTING KEVIN ABERNETHY AS  
ACTING BUSINESS ADMINISTRATOR**

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**C/Kuczinski** offered the following Resolution and moved its adoption which was seconded by **C/Dorfman**.

**WHEREAS**, a vacancy exists in the position of Business Administrator; and

**WHEREAS**, the Township Committee has determined that Kevin Abernethy shall serve as the Acting Business Administrator effective immediately; and

**WHEREAS**, this appointment is subject to the execution of a Contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Millstone that Kevin Abernethy is hereby appointed as Acting Business Administrator effective January 15, 2020.

**BE IT FURTHER RESOLVED**, that the Mayor and Township Clerk are hereby authorized to execute the Contract attached hereto.

**BE IT FURTHER RESOLVED** that a copy of this Resolution, certified by the Township Clerk to be a true copy be forwarded to Kevin Abernethy and the Township's Chief Financial Officer.

**ROLL CALL:**

**AYES:** C/Dorfman, DM/Grbelja, C/Kuczinski

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** C/Ferro, M/Masci

**I HEREBY CERTIFY** the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of January 15, 2020.

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KATHLEEN HART, RMC  
Township Clerk

**RESOLUTION NO. 20-63**  
**MEETING DATE: 01-15-20**

**RESOLUTION AUTHORIZING PROJECT COMPLETION - CLOSING STATEMENT  
TO MONMOUTH COUNTY MUNICIPAL OPEN SPACE GRANT PROGRAM FOR  
MILLSTONE PARK PHASE 1 IMPROVEMENTS**

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**C/Dorfman** offered the following Resolution and moved its adoption which was second by **C/Kuczinski**.

**WHEREAS**, the Monmouth County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Open Space Program to provide Program Grant funds in connection with municipal acquisition of lands for County park, recreation, conservation and farmland preservation purposes, as well as for County recreation and conservation development and maintenance purposes; and

**WHEREAS**, the **Township of Millstone** entered into a Municipal Open Space Program Grant Agreement with the County of Monmouth on **June 18, 2015** that provided **\$250,000.00** for **Millstone Park Phase 1 Improvements** under **Application No. 14-12** that required certain conditions be met by the **Township of Millstone** prior to receipt of the aforesaid funds; and

**WHEREAS**, the Monmouth County Park System requires a certified copy of a resolution of the governing body determining that the project aforesaid was finally complete and a closing statement of "Final Change Order" adopted by the governing body.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of **Township of Millstone** that all conditions of the **June 18, 2015** Grant Agreement have been satisfied by the **Township of Millstone** and that the project has been completed; and

**BE IT FURTHER RESOLVED** that the **Township of Millstone** has expended **\$4,421,992.80** and there is one outstanding payment that is being withheld until such time the turf is established showing significant growth for two seasons. The final payment to the contractor **Meco, Inc** that is being withheld is **\$196,191.19**. The Township considers the project complete and requesting the project be closed out.

**ROLL CALL:**

**AYES:** DM/Grbelja, C/Kuczinski, C/Dorfman  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** C/Ferro, M/Masci

**CERTIFICATION**

I, **Kathleen Hart** do hereby certify that the foregoing is a true copy of a resolution adopted by the Governing Body of the **Township of Millstone** at a meeting held on the **15<sup>th</sup>** day of **January, 2020**.

In Witness Whereof, I have hereunder set my hand and official seal of the municipality this **15<sup>th</sup>** day of **January, 2020**.

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Kathleen Hart, RMC  
Municipal Clerk