

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR MARCH 16, 2022

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 20, 2021.

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

Motion to adopt Resolution 22-82 was moved by C/McLaughlin; second by C/Zabrosky.

Municipal Clerk read Resolution 22-82 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded

ROLL CALL VOTE:

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

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

Time In: 7:07 p.m.; Time Out: 7:44 p.m.

Mayor 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.

ORDINANCE:

SECOND READING AND PUBLIC HEARING

ORDINANCE 22-01 AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT), ARTICLE 5 (ZONING DISTRICTS REGULATIONS) OF THE REVISED GENERAL CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision provides for amendments to the Official Zoning Map and the RC Recreation Camp zoning district to expand the boundaries of the RC zoning district and allow for the continuation of retail uses along the Stage Coach Road frontage.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:01 p.m.

Ken Pape, Esq., attorney for Black Bear, respectfully asks the Township Committee to carry this ordinance to a future date to be able to prepare a presentation to the Governing Body of what was proposed to the Planning Board and the Township Committee back in 2018. He would also prepare a memorandum to the Township Committee and the Township Professionals recalling the details that that were discussed with the Planning Board that produced this ordinance. This ordinance would allow up to an 18,000 sq. ft. building. The building presented in a concept plan was 16,000 sq. ft. about 180’ x 100’.

Residents voiced their concerns regarding the proposed changes to this ordinance. Their main concerns are the size of the building and the additional traffic that will occur on both Stagecoach Road and Red Valley Road.

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There is already an increase in traffic due to Great Adventure and Adventure Crossing.

McKinley Mertz, Township Planner addressed some of the concerns of the residents regarding neighborhood commercial zoning. Retail is currently allowed with 70% lot coverage that permits an 80,000 sq. ft. retail building. The new proposed ordinance would still allow retail but will only allow 30% lot coverage that would permit about 4,000 – 6,000 sq. ft. of retail and about 180’ x 100’ recreation facility.

Mayor Ferro closes the public hearing at 8:32 p.m.

Motion to table Ordinance 22-01 until the April 6, 2022 Township Committee meeting was moved by C/McLaughlin; second by C/Zabrosky.

ROLL CALL VOTE:

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

Motion to table Ordinance 22-01 to the April 6, 2022 Township Committee meeting carried. Municipal Clerk states that there will be no additional notice sent out.

SECOND READING AND PUBLIC HEARING

ORDINANCE 22-04 AN ORDINANCE AMENDING CHAPTER V (FEES), SECTION 5-2 (FEES FOR CHAPTER II: ADMINISTRATION), PARAGRAPH C (RECREATION REGISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends the fee for the Summer Recreation Program.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:35 p.m.
No public comment.
Mayor Ferro closes the public hearing at 8:36 p.m.

Motion to adopt Ordinance 22-04 was moved by C/Davis; second by C/Zabrosky.

ROLL CALL VOTE:

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

FIRST READING

ORDINANCE 22-05 AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT), ARTICLE 5 (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision provides for amendments to the BP and PCD zones to provide additional controls to reduce the impacts of commercial development.

Motion to adopt Ordinance 22-05 on first reading was moved by C/Zabrosky; second by C/McLaughlin.

ROLL CALL VOTE:

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

Second reading and Public Hearing to be held on April 20, 2022 at 8:00 p.m. at the Millstone Township Meeting

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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.

- 22-83 Payment of Vouchers – March 16, 2022
- 22-84 Resolution Directing Tax Collector To Refund Real Estates Taxes Listed on Schedule A
- 22-85 Resolution Appointing Anthony Mannino to Serve as Chief Financial Officer for the Township of Millstone
- 22-86 Resolution of the Township of Millstone to County HOME Funding Provided to the Affordable Housing Alliance
- 22-87 Resolution Authorizing an Amendment to Resolution 21-128 Authorizing the Execution of an Amended Agreement Between the Township of Millstone and Monmouth Conservation Foundation for Open Space and Farmland Preservation
- 22-88 Resolution Authorizing Execution of Affordable Housing Agreement for 6 Novad Court, Block 57.01, Lot 20.01

Motion to adopt Consent Agenda Resolution 22-83 through 22-88 was moved by C/McLaughlin; second by C/Davis.

ROLL CALL VOTE:

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

REPORTS FROM VARIOUS DEPARTMENTS FOR FEBRUARY 2022:

Tax Collector	\$3,671,470.95
Clerks Report	\$ 1,665.88
Dog License	\$ 1,315.80
Building Department	\$ 31,816.00
COAH	\$ 3,682.00
Municipal Court	\$ 6,841.79
Recreation	\$ 12,216.76
2022 Interest Revenue	
Tax Collector Annual Report for 2021	
Zoning Board of Adjustment Annual Report for 2021	

TOWNSHIP COMMITTEE MINUTES:

- 1. Regular Meeting Minutes – February 2, 2022

Motion to adopt regular meeting minutes of February 2, 2022 was moved by C/McLaughlin; second by C/Zabrosky.

ROLL CALL VOTE:

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

APPLICATIONS FOR A RAFFLE LICENSE:

- 1. Millstone Township PTO, On-Premise 50/50 Raffle, to be held on April, 2, 2022 at 18 School House Road, Primary School.

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Motion to approve was moved by C/Zabrosky; second by M/Ferro. All in Favor.

2. Millstone Township PTO, On-Premise Merchandise Raffle, to be held on April 2, 2022 at 18 School House Road, Primary School.

Motion to approve was moved by C/Zabrosky; second by M/Ferro. All in Favor.

3. CentraState Healthcare Foundation, Off-Premise Merchandise Raffle, to be held on June 25, 2022 at Greenleaf Pet Resort, 23 Burnt Tavern Rd.

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

LIAISON REPORTS:

Tara Zabrosky states that the Planning Board heard the Hexi Builders application, COAH housing on Perrineville Road. They did not finish hearing all of the professionals and it is carried to May 11, 2022. The Board of Education had their 2nd reading on the budget with a public hearing scheduled on April 25th at 6PM. She also attended the Seniors meeting last week and joined them for corned beef and cabbage.

Eric Davis states that the Shade Tree Commission is planning for Arbor Day which is April 29, 2022. The Shade Tree Commission is planning to do a tree planting at Millstone Park and one of the schools. Both the Shade Tree Commission and the Environmental Commission are discussing a joint project for a rain garden. The Environmental Commission is having their annual stream cleanup on April 9th and a tire disposal event will be held at DPW on the same date. Please check the Environmental Commission Facebook page for more details on registration. The Environmental Commission is also looking into becoming a Green Team.

C/McLaughlin states that the basketball season was successfully completed; the Recreation Facebook page is up and running; registration for soccer, soccer buddies, lacrosse and flag football are opening. Recreation Commission also approved paid training for up to 6 hours for summer recreation staff.

Township Administrator states that that the front doors at Wagner Farm Park have been replaced and the septic system is scheduled to be fixed soon.

NEW BUSINESS:

Township Administrator states that the road program streets that are scheduled to be done are as follows: Millstone Road (from Sweetmans Lane to Stagecoach Road), Baird Road, Olde Noah Hunt Road (south of Trenton Lakewood Road), Bruere Drive, Arrowhead Way, Sedona Court, VanArsdale Circle, Winding Creek Road.

M/Ferro announces the Monmouth County Paper Shredding dates closest to Millstone will be held in Upper Freehold on June 6th; Freehold Borough – August 6th and Freehold Township on October 8th.

Brush Drop off dates are as follows: 4/16, 4/23, 4/30, 5/7, 5/14, 5/21 with hours of operations between 8am – 1pm located at 15 Baird Road across from Wagner Farm Park.

Curbside Spring Clean-up is scheduled for April 4th. Maximum allowed per household is 5'x5'x5 for items that are allowed. Please visit website for a list of items that will not be picked up.

Tire Disposal is scheduled for April 9th from 8am – 12pm at DPW, 899 Perrineville Road.

OLD BUSINESS: NONE

COMMENTS FROM THE DAIS:

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M/Ferro states that the Township Committee has been tasked with addressing a particular piece of property in town. This administration hired Special Counsel to move forward to mitigate and address the situation. The Township Attorney states that Special Environmental Counsel was appointed at the last meeting and will work with the Township Attorney's office in trying to proceed forward with protecting the Township's interests.

PRIVILEGE OF THE FLOOR (Limited to ½ Hour)

Mayor Ferro opens the meeting to the public at 8:53 p.m.

No public comment.

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

ADJOURNMENT:

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

Time Out 8:53 p.m.

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

March 16, 2022 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on April 20, 2022.

Kathleen Hart, RMC
Municipal Clerk