

TOWNSHIP OF MILLSTONE  
Meeting Room  
215 Millstone Road  
Millstone Township, NJ 08535

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA  
MAY 15, 2024 @ 8:00 pm**

**Mayor Ferro calls the meeting to order \_\_\_\_\_ 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 21, 2023.

**ROLL CALL:** Committeeperson Eric Davis \_\_\_\_, Deputy Mayor Chris Morris \_\_\_\_,  
Committeeperson Tara Zabrosky \_\_\_\_, Committeeperson Jeff Ziner \_\_\_\_, Mayor Al Ferro \_\_\_\_\_

**RESOLUTION TO GO INTO EXECUTIVE SESSION, (24-126) Moved C/ \_\_\_\_\_, Second C/ \_\_\_\_\_.**  
(Committee Discussion)

**VOTE:** C/Davis \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_\_, C/Ziner \_\_\_\_, M/Ferro \_\_\_\_\_

Motion to adjourn executive session, Moved C/ \_\_\_\_\_, Second C/ \_\_\_\_\_. ©

Time In \_\_\_\_\_ p.m., Time Out \_\_\_\_\_ p.m.

**MAYOR FERRO CALLS THE REGULAR MEETING TO ORDER AT \_\_\_\_\_ 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. Letter received from The Watershed Institute, dated May 7, 2024 thanking Millstone Township for the grant donation of \$500.00 for the 2024 Stream Cleanup.

**ORDINANCES:**

**SECOND READING  
ORDINANCE 24-05**

AN ORDINANCE AMENDING CHAPTER 5 (FEES), DELETING CHAPTER 16 (TRAILERS AND MOBILE HOMES) AND AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

**EXPLANATORY STATEMENT:** This Ordinance amends Chapter 5 (Fees), deletes Chapter 16 (Trailers and Mobile Homes) in its entirety, and amends Chapter 35 by amending standards for RV/Watercraft Storage, Trailer Storage, Outside Storage, and Mobile Home Provisions.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at \_\_\_\_ p.m.  
Mayor Ferro closes the public hearing at \_\_\_\_ p.m.

Motion to adopt/table, Moved C/\_\_\_\_, Second C/\_\_\_\_, (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Ziner\_\_\_\_, C/Davis\_\_\_\_, DM/Morris\_\_\_\_, M/Ferro\_\_\_\_

**SECOND READING  
ORDINANCE 24-09**

ORDINANCE ACCEPTING CONSERVATION EASEMENT FOR A PORTION OF BLOCK 24, LOT 6 LOCATED AT 455 HIGHWAY 33

**EXPLANATORY STATEMENT:** This Ordinance accepts a Conservation Easement for a portion of Block 24, Lot 6 upon completion of improvements and release of performance guarantees.

Motion to adopt/table, Moved C/\_\_\_\_, Second C/\_\_\_\_. (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Ziner\_\_\_\_, C/Davis\_\_\_\_, DM/Morris\_\_\_\_, M/Ferro\_\_\_\_  
Affidavit of Publication Presented

Mayor Ferro opens the public hearing at \_\_\_\_ p.m.  
Mayor Ferro closes the public hearing at \_\_\_\_ p.m.

Motion to adopt/table, Moved C/\_\_\_\_, Second C/\_\_\_\_, (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Ziner\_\_\_\_, C/Davis\_\_\_\_, DM/Morris\_\_\_\_, M/Ferro\_\_\_\_

**FIRST READING  
ORDINANCE 24-10**

ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE IV (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 4-14 (STORMWATER MANAGEMENT) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

**EXPLANATORY STATEMENT:** This Ordinance replaces the existing Stormwater Management Ordinance to comply with the updated New Jersey Department of Environmental Protection regulations.

Motion to adopt/table, Moved C/\_\_\_\_, Second C/\_\_\_\_. (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Ziner\_\_\_\_, C/Davis\_\_\_\_, DM/Morris\_\_\_\_, M/Ferro\_\_\_\_

Second reading and Public Hearing to be held on June 19, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**RESOLUTIONS:**

24-127 Resolution for Setting forth Reason for Delay of Introduction of Municipal Budget for 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, DM/Morris \_\_\_\_, M/Ferro\_\_\_\_\_

24-128 Introduction of the Municipal Budget for the Year 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/Zabrosky\_\_\_\_\_, C/Davis \_\_\_\_, C/McLaughlin \_\_\_\_, DM/Morris \_\_\_\_, M/Ferro\_\_\_\_\_

Public Hearing to be held on June 19, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, NJ 08535

**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.**

24-129 Payment of Vouchers – May 1, 2024

24-130 Resolution in Support of Designating the Township of Millstone as a Stigma-Free Community

24-131 Governing Body Certification of Compliance with the United States Equal Employment Opportunity Commission’s “Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964”

24-132 Resolution Appointing Part-Time Recycling Yard Operator – Lloyd Kromann

24-133 Resolution Appointing Part-Time Recycling Yard Operator – Geraldine Kromann

24-134 Resolution Appointing Affordable Housing Administrator Agent and Authorizing the Award of a Non-Fair and Open Contract for Professional Services

24-135 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

24-136 Resolution Appointing a NJ License Tree Expert and Authorizing the Award of a Non-Fair and Open Contract for Professional Services

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

**VOTE:** C/Davis \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_\_, C/Ziner \_\_\_\_, M/Ferro\_\_\_\_\_

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

Tax Collector	\$2,127,211.77
Clerks Report	\$
Dog License	\$
Municipal Court	\$
Recreation	\$ 50,297.55
Construction	\$
COAH	\$
2024 Interest Revenue	

Motion to file, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. ©

**TOWNSHIP COMMITTEE MINUTES:**

1. Regular Meeting Minutes – April 17, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, C/Ziner \_\_\_, C/Davis \_\_\_, M/Ferro\_\_\_\_\_

2. Executive Meeting Minutes – April 17, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** C/Zabrosky\_\_\_\_\_, C/Ziner \_\_\_, C/Davis \_\_\_, DM/Morris \_\_\_, M/Ferro\_\_\_\_\_

3. Regular Meeting Minutes – May 1, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)

**VOTE:** DM/Morris \_\_\_, C/Zabrosky\_\_\_\_\_, C/Ziner \_\_\_, C/Davis \_\_\_, M/Ferro\_\_\_\_\_

**APPLICATION FOR A TRAILER PERMIT:**

- 1. Application for 55 years of age and over for Block 43, Lot 7.01, 231 Woodville Rd. Paid required fee and received zoning officer approval.

Motion to approve/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. ©

**LIAISON REPORTS:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**COMMENTS FROM THE DAIS:**

**PRIVILEGE OF THE FLOOR:** (Limited to ½ Hour)

Mayor Ferro opens the meeting to the public at \_\_\_\_\_.

Mayor Ferro closes the meeting to the public at \_\_\_\_\_.

**ADJOURNMENT:**

**Motion to adjourn:** Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. © Time Out \_\_\_\_\_.