

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

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA  
MAY 21, 2025 @ 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 20, 2024.

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

**RESOLUTION TO GO INTO EXECUTIVE SESSION, (25-119) 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 Buck Mining requesting an extension of time for the mining permit.

**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/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_, (Committee Discussion)

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

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

**PRESENTATION: 2025 Municipal Budget**

Affidavit of Publication presented

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

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

**RESOLUTION 25-121      Adopt the 2025 Municipal Budget**

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

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

**VOTE:** C/Ziner \_\_\_\_\_, C/Davis \_\_\_\_\_, DM/Morris \_\_\_\_\_, C/Zabrosky\_\_\_\_\_, 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, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. ©

**TOWNSHIP COMMITTEE MINUTES:**

1. Regular Meeting Minutes – May 7, 2025

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_.

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

2. Executive Meeting Minutes – May 7, 2025

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_.

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

**LIAISON REPORTS:**

**NEW BUSINESS:**

**OLD BUSINESS:**

1. Buck Mining – Requesting Additional Time

**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 \_\_\_\_\_.