

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

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA
FEBRUARY 7, 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, (24-69) 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.

PROCLAMATIONS:

1. Mitch Newman & Chris Pepe for their years of service on the Planning Board.

ORDINANCES:

FIRST READING

ORDINANCE 24-03

AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 (BP, BUSINESS PARK ZONE) AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-13.4) 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 bulk standards of the permitted municipally sponsored affordable housing use in the BP Zone to increase the permitted height of multi-family buildings from 2 stories / 30 feet to 3 stories / 40 feet. This revision is due to the change in programing for the proposed development at 27 Burnt Tavern Road. The development was approved by the Court in 2023 as part of an amended Housing Element and Fair Share Plan that increased the number of affordable units on this site from 49 units to 66 units (plus one additional unit for a property manager). Because of the increase in units and further exploration into the environmental constraints on the site, the required building massing has changed.

Motion to adopt/table, Moved C/ _____, Second C/ _____, (Committee Discussion)
VOTE: DM/Morris ____, C/Zabrosky____, C/Ziner_____, C/Davis ____, M/Ferro _____

Second reading and Public Hearing to be held on March 6, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING

ORDINANCE 24-04 ORDINANCE AUTHORIZING PURCHASE OF PROPERTY
LOCATED AT CARRS TAVERN ROAD AND KNOWN AS BLOCK
60.02, LOTS 3.02, 11.01-11.06, 14.01, 14.02, 19, 22, 23 AND 24

EXPLANATORY STATEMENT: This Ordinance provides for the purchase by the Township of Millstone of property located at Carrs Tavern Road and known as Block 60.02, Lots 3.02, 11.01-11.06, 14.01, 14.02, 19, 22, 23 and 24.

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 February 21, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

RESOLUTION:

24-70 Resolution to Transfer Funds on Appropriation Reserves #1

Motion to adopt/table, Moved C/ _____, Second C/ _____, (Committee Discussion)
VOTE: C/Ziner_____, C/Davis ____, DM/Morris ____, C/Zabrosky____, 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.****

24-71 State of New Jersey Department of Environmental Protection Green Acres Program
Enabling Resolution for Supplemental Funding Request

24-72 Resolution Appointing Members to the Open Space Preservation Council

24-73 Resolution Authorizing Award of a Contract for Emergency Tree Removal Services on
Witches Hollow Road on January 26, 2024

24-74 Resolution Awarding Contract for a Project Known as Remediation-Spring Road

- 24-75 Resolution Awarding Contract for Appraisal Services for Block 31.05, Lot 18, A/K/A 50 Agress Road, Millstone Township
- 24-76 Resolution Authorizing Execution of Discharge of Mortgage in Connection with a Mortgage for 50 Trenton Lakewood Road with the Township of Millstone’s Mount Laurel Rehabilitation Program
- 24-77 Resolution Appointing Lori Majeski to Serve as Chief Financial Officer for the Township of Millstone
- 24-78 Resolution Authorizing State Contract Purchase for Municipal Management Software
- 24-79 Payment of Vouchers – February 7, 2024

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

VOTE: C/Davis ____, DM/Morris ____, C/Zabrosky ____, C/Ziner ____, M/Ferro _____

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – January 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 – January 17, 2024

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

VOTE: C/Zabrosky ____, C/Ziner ____, C/Davis ____, DM/Morris ____, M/Ferro _____

APPLICATION FOR A RAFFLE LICENSE:

1. Standardbred Retirement Foundation, RA #314, Off-Premise Merchandise Raffle to be held on June 25, 2024 at 353 Sweetsman Lane.

Motion to approve/table, Moved C/_____, Second C/_____. (Committee Discussion)

2. Millstone Township PTO, RA #315, On-Premise 50/50 to be held on April 13, 2024 at 18 Schoolhouse Road.

Motion to approve/table, Moved C/_____, Second C/_____. (Committee Discussion)

3. Millstone Township PTO, RA #316, On-Premise Merchandise Raffle to be held on April 13, 2024 at 18 Schoolhouse Road.

Motion to approve/table, Moved C/_____, Second C/_____. (Committee Discussion)

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 _____.

DRAFT