

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

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA
MARCH 6, 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, (24-96) 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.

RESOLUTION:

24-97 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report for Ordinance 24-03

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

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

ORDINANCES:

SECOND READING AND PUBLIC HEARING

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 programming 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.

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 AND PUBLIC HEARING

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, 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, 19, 22, 23 and 24.

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/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.**

- 24-98 Payment of Vouchers – March 6, 2024
- 24-99 Resolution Awarding Contract for the 2024 Curbside Spring Cleanup Project and
Reserving Option for Year 2

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 – February 21, 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 – February 21, 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 SOCIAL AFFAIRS PERMIT:

- 1. Millstone Township Elks BPOE #2613 filed for a Social Affairs Permit for an event to be held on May 18, 2024 from 5PM - 9PM at 4 Red Valley Road.

Motion to approve/table, Moved C/_____, Second C/_____. ©

LIAISON REPORTS:

NEW BUSINESS:

OLD BUSINESS:

- 1. NJ Mentor – 8 Dugans Grove Rd.

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 _____.