

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR JANUARY 17, 2024

Deputy Mayor Morris calls the meeting to order 7:02 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 21, 2023.

OATH OF OFFICE: Municipal Clerk Hart administered the Oath of Office to Jeff Ziner, Township Committee member for a three-year term, expiring December 31, 2026.

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

Resolution 24-60 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by C/Ziner; second by C/Davis.

Municipal Clerk read Resolution 24-60 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

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

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

Time In: 7:06 p.m.; Time Out: 7:54 p.m.

DM/Morris 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.

ORDINANCES:

SECOND READING

ORDINANCE 24-01 CALENDAR YEAR 2024 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

EXPLANATORY STATEMENT: This Ordinance authorizes an increase to 3.5% over the previous year’s final appropriations.

Affidavit of Publication Presented

DM/Morris opens the public hearing at 8:01 p.m.

No public comment.

DM/Morris closes the public hearing at 8:01 p.m.

Motion to adopt on second reading was moved by C/Davis; second by DM/Morris.

ROLL CALL VOTE:

AYES: C/Davis, DM/Morris, C/Zabrosky, C/Ziner

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR JANUARY 17, 2024

NAYS: None ABSTAIN: None ABSENT: M/Ferro

Motion to adopt was moved by DM/Morris; second by C/Davis.

SECOND READING

ORDINANCE 24-02 ORDINANCE ACCEPTING CONSERVATION EASEMENTS FOR BLOCK 23, LOT 3 (NEW LOTS 3.01 AND 3.02, AND A DEED OF DEDICATION FOR ROAD WIDENING PURPOSES FOR BLOCK 23, EXISTING LOT 2.03 (NEW LOT 3.02) LOCATED ON HIGHWAY 33 AND MILLSTONE ROAD

EXPLANATORY STATEMENT: This Ordinance accepts Conservation Easements for new Lots 3.01 and 3.02, and a Deed of Dedication for Block 23, existing Lot 2.03 (new Lot 3.02), upon completion of improvements and release of performance guarantees.

Affidavit of Publication Presented

DM/Morris opens the public hearing at 8:02 p.m.
No public comment.
DM/Morris closes the public hearing at 8:02 p.m.

Motion to adopt on second reading was moved by C/Ziner; second by C/Zabrosky.

ROLL CALL VOTE:

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

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 table on first reading was moved by C/Ziner; second by C/Davis.

ROLL CALL VOTE:

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

Ordinance 24-03 is tabled until February 7, 2024.

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.

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR JANUARY 17, 2024

- 24-61 Payment of Vouchers – January 17, 2024
- 24-62 Resolution Appointing Shade Tree Commission Secretary
- 24-63 Resolution Approving Compensation for Members of the Board of Fire Commissioners Fire District No. 1
- 24-64 Resolution Authorizing Execution of a Grant Agreement with the Preserve New Jersey Historic Preservation Fund Administered by the New Jersey Historic Trust
- 24-65 Resolution Authorizing the Use of Competitive Contracting Pursuant To N.J.S.A. 40a:11-4.3 to Complete the Millstone Township Heritage Tourism and Marketing Plan, Clarksburg Cultural Center Grand Re-Opening and 250th Celebration with a Storm Maps Resource Touching on Key Themes and Storylines
- 24-66 Resolution Approving Change Order and Supplemental Agreement No. 1 for Marathon Engineering & Environmental Services Proposal No. 19-175R-2 for Block 57, Lot 16.03
- 24-67 Resolution Appointing Members to the Open Space Preservation Council
- 24-68 Resolution Appointing Recreation Coordinator

Motion to adopt Consent Agenda 24-61 through 24-68 was moved by C/Davis; second by C/Ziner.

ROLL CALL VOTE:

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

REPORTS FROM VARIOUS DEPARTMENTS FOR DECEMBER 2023:

Tax Collector	\$381,146.90
Clerks Report	\$ 373.00
Dog License	\$ 0.00
Municipal Court	\$ 4,662.40
Recreation - November	\$ 13,461.87
Construction	\$ 25,059.00
COAH	\$ 817.00
2023 Interest Revenue	

Motion to file was moved by C/Zabrosky, second by C/Ziner. All in Favor.

TOWNSHIP COMMITTEE MINUTES:

- 1. Reorganization Meeting Minutes – January 3, 2024

Motion to adopt was moved by C/Zabrosky; second by C/Davis.

ROLL CALL VOTE:

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

APPLICATION FOR A RAFFLE LICENSE:

- 1. Ladies of St. Joseph Church of Perrineville, Off-Premise 50/50 Raffle, to be held on June 9, 2024 at St. Joseph Church, 91 Stillhouse Road.

Motion to approve was moved by C/Zabrosky, second by C/Davis. All in Favor.

APPLICATION FOR A TRAILER PERMIT:

- 1. G. William Group, LLC applied for an application for a sales/construction trailer permit to be located at 10 Farrington Blvd, Block 18, Lot 2.03. Application received Zoning approval.

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR JANUARY 17, 2024

Motion to approve was moved by C/Davis, second by C/Zabrosky.

ROLL CALL VOTE:

AYES: C/Zabrosky, C/Ziner, C/Davis

NAYS: None ABSTAIN: DM/Morris ABSENT: M/Ferro

LIAISON REPORTS:

C/Zabrosky stated that the Seniors meeting was cancelled on January 9, 2024 and their reorganization meeting is now scheduled for February 13, 2024. The Seniors are looking for new members. They hold their meetings at the Community Center on the 2nd Tuesday of each month and they also do Crafts every Wednesday. At the Planning Board Meeting, the applicant Hexa Builder was heard for final major site plan approval. It was ultimately denied as the applicant was still missing numerous conditions that were required for final approval.

C/Davis stated that the Environmental Commission and Shade Tree Commission held their respective reorganization meetings and he looks forward to working with both Commissions.

C/Ziner stated that the Agricultural Advisory Council is working on perfecting the lease agreement for Spring Road and then the Township will go out to bid. The Open Space Preservation Council will hold their meeting next week. Abate Park is in need of repairs.

DM/Morris stated that at tonight’s meeting the Township Committee adopted a Resolution appointing a new Recreation Coordinator, Michael Balkovic, with a start date of January 29, 2024. The Department of Public Works did a great job with the recent snow storm. Also, the Fire Department did a great job rescuing two residents from a burning resident on Stage Coach Road. The Historic Preservation Commission will be hosting a workshop on the topic of Oral History. The presenter is a professor from Monmouth University, Melissa Ziobro.

The Township Administrator stated that DPW did a great job plowing the roads and putting salt down. One driver was spoken to regarding going too fast.

NEW BUSINESS:

1. MTFEE & PTO Fundraiser Event: Erika Larocca, 11 Pullen Drive and Sandra Davis, 4 Mountainview Court discussed holding a joint event with the MTFEE and PTO. They would like to propose a tailgate on one of the triple crown race days, preferable May 18th or June 2nd. They would like to hold it at Millstone Park and live stream the horse race. They would sell plot space which would include 4 admission tickets and you would be responsible to bring your own food and alcohol. The event would be from 3pm – 9pm. They would also like to have food trucks, band and entertainment for children. They would give out wrist bands and understand that the park can not be closed to the public. They would also get additional general liability insurance, if needed. The Township Administrator stated that he spoke with the Monmouth County JIF and the organizations can purchase additional coverage through a program called TULIP. DM/Morris stated that Erika presented the concept to the Recreation Commission at their December and January meetings. The biggest hurdle is liability insurance and there is the possibility that the tickets will be sold through the Recreation Department. DM/Morris stated that the liability insurance will be looked into and the Recreation Commission will further address the proposal at their February 5, 2024 meeting. If the Recreation Commission is interested in moving forward, they will let the Township Committee know by February 7, 2024.

OLD BUSINESS: None

COMMENTS FROM THE DIAS:

C/Zabrosky stated that she attended the Fire Department Installation Diner and administered the Oath of Office to the Officers. It was a very nice time and the food was delicious.

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR JANUARY 17, 2024

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

DM/Morris opens the meeting to the public at 8:35 p.m.

No public comment.

DM/Morris closes the meeting to the public at 8:35 p.m.

ADJOURNMENT:

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

Time Out 8:36 p.m.

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

January 17, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on February 7, 2024.

Kathleen Hart, RMC
Municipal Clerk