

MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR FEBRUARY 21, 2024

Mayor Ferro calls the meeting to order 7:00 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.

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

Resolution 24-81 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded was moved by DM/Morris; second by C/Ziner.

Municipal Clerk read Resolution 24-81 Authorizing the Holding of an Executive Session, at Which the Public Shall be Excluded into the record.

ROLL CALL VOTE:

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

NAYS: None ABSTAIN: DM/Morris ABSENT: None

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

Time In: 7:02 p.m.; Time Out: 7:27 p.m.

M/Ferro calls the regular meeting to order at 8:03 p.m. followed by a flag salute and a moment of silence led by Monmouth County Clerk Hanlon.

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.

PRESENTATION: Monmouth County Board of County Commissioners Director Tom Arnone and Monmouth County Clerk Christine Hanlon, who are also co-chairs of the MonmouthNJ 250 Committee, discussed how the County is preparing for America's 250th birthday in 2026. Mr. Ted Maturo, Executive Director of Monmouth 250 Committee was also in attendance. They are looking for all of the municipalities in the County to join in the events. Their vision and strategy will be creating memorable celebrations and experiences that residents and visitors will talk about for years to come; honor and commemorate the rich history and significance of the American Revolution; collaborate with historical groups, schools, the arts community and business organizations. The Board of County Commissioners are very supportive of the MonmouthNJ 250 Committee. The County has created the following: a logo and slogan, Freedom's Battleground; a website MonmouthNJ250.org; social media @MonmouthNJ250, email newsletters and a MonmouthNJ 250 truck. The MonmouthNJ 250 truck will be able to attend parades, fairs, festivals and other special events throughout the County to generate awareness and create excitement. They thanked Millstone Township for adopting the 250 Resolution and they would like Millstone to be a vital part in participating in America's 250th birthday in 2026.

M/Ferro read a letter from DM/Morris, who is the liaison to the Historic Preservation Commission, listing all of the projects that have been done and are underway in Millstone. Doreen Polhemus, Millstone Township Local Historian, asked if there will be funds available for each municipality. Director Arnone stated that the Committee is allocating funds in the County budget for the 250 Committee but no official allocation to each municipality in the County. County Clerk Hanlon said there are grants available through the NJ Historic Commission and also at the federal level and the Monmouth 250 truck is available for events that municipalities will be hosting. The County Clerk commends Millstone Township for all they have done so far. The County is

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working on an event schedule that will show events going on throughout the County and also has put together an advisory group of historians. The County is way ahead of all other Counties throughout the State. Pat Butch, Historic Preservation Commission Chairperson, introduced members of the Historic Preservation Commission and the Friends Groups who are in attendance. Ms. Butch stated that there is a lot of history that happened in Millstone. An Interpretive Plan was done and is available on the Township website. Both the British and Patriot armies came through Millstone two days apart on their way to the Battle of Monmouth and they are working on putting together a walk or bike ride along the pathway the soldiers took to the Battle of Monmouth.

Director Arnone and County Clerk Hanlon are very proud of what Millstone has done and stated that Millstone is a vital part of what the County is about to embark on and will continue to work together. Mayor Ferro thanked Director Arnone and County Clerk Hanlon for their presentation.

Director Arnone announced that Monmouth County has a new pilot program for Regional EMS with the assistance of Monmouth County Sheriff Shaun Golden. This pilot program does not eliminate any volunteer first aid squads. This is a supplement to local municipalities to help address the critical emergency responder shortage. The County just purchased the former Fort Monmouth Fire House, 4 ambulances, currently have about 24 EMTs and is about to hire 40 additional EMTs to help answer calls. The pilot program currently assists Eatontown, Oceanport, Tinton Falls, Colts Neck, Shrewsbury and Monmouth Beach. If the municipalities need assistance, the County EMS Unit will respond. The ultimate goal is to be in every region of the County to help. We are not there to replace the volunteer first aid squads.

CORRESPONDENCE:

1. Resignation letter received from Kelly Scott, Open Space Chairperson, effective April 1, 2024.
2. A letter received from the Monmouth County Historical Commission, dated January 23, 2024, announcing a grant award of \$10,000 for the Baird Housing Siding, Phase II.

ORDINANCES:

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, 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.

Affidavit of Publication Presented

Mayor Ferro opens the public hearing at 8:52 p.m.

No public comment.

Mayor Ferro closes the public hearing at 8:52 p.m.

The Township Attorney stated that there is an amendment to the Ordinance to remove lots 14.01 and 14.02 from the acquisition. The Ordinance title as amended will read 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. All references to lots 14.01 & 14.02 will be removed from the amended Ordinance including the first two Whereas clauses and the explanatory statement.

A motion to amend Ordinance 24-04 to reflect the removal of lots 14.01 and 14.02 was moved by C/Ziner; second by C/Zabrosky.

ROLL CALL VOTE:

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

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NAYS: None ABSTAIN: None ABSENT: DM/Morris

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.

RESOLUTION:

24-82 Resolution to Adopt Temporary Emergency Appropriations #1

A motion to adopt Resolution 24-82 was moved by C/Davis; second by C/Ziner.

ROLL CALL VOTE:

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

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.

- 24-83 Payment of Vouchers – February 21, 2024
- 24-84 Resolution Authorizing the County of Monmouth Mosquito Control Division to Conduct Aerial Mosquito Control Operations Within the Township of Millstone
- 24-85 A Resolution Authorizing Participation in the LEAP Implementation Grant
- 24-86 Resolution Authorizing Issuance of a New Club License to Loyal Order of Moose Jackson Lodge #1459
- 24-87 Resolution of the Township of Millstone, County of Monmouth, Opposing Assembly Bill No. 4/Senate Bill No. 50, Which Proposes to Overhall the Fair Housing Act (“FHA”) in a way that Imposes Unrealistic Obligations with Unrealistic Deadlines Based Upon Onerous Standards
- 24-88 Resolution Authorizing Payment to Vendors to Implement the Monmouth County Historical Commission 2024 Preservation Grant, Baird House Siding Phase II 2024-09
- 24-89 Resolution Supporting the Millstone Derby for the Millstone Township Foundation for Educational Excellence (MTFEE) and Parent Teacher Organization (PTO) and Allowing for the Event to be Held at Millstone Park
- 24-90 Resolution Appointing a One-Time Temporary Employee – Craig Weltner
- 24-91 Resolution Authorizing the Continued Membership with Sourcewell, a National Purchasing Cooperative, and Authorizing a Contract Through Sourcewell to Verizon Connect for a Fleet Management System
- 24-92 Resolution Authorizing the Award of a Contract Through the Competitive Contracting Process for Millstone Township’s Heritage Tourism and Marketing Plan, Clarksburg Cultural Center Grand Re-Opening and 250th Celebration with GIS StoryMaps
- 24-93 Resolution Authorizing Release of Performance Guarantees for Scannell Properties 434 LLC, (Block 18.02, Lots 3, 4 & 5), (Site Plan No. PB 20-06)
- 24-94 Resolution Authorizing the Award of a Non-Fair and Open Contract for Professional Services to Gerard Stankiewicz of Samuel Klein and Company, LLP to Prepare the 2023 Annual Financial Statement and Annual Debt Statement
- 24-95 Resolution Directing Tax Collector to Cancel Real Estate Taxes on Block 12, Lot 20

Motion to adopt Consent Agenda 24-83 through 24-95 was moved by C/Davis; second by C/Zabrosky.

ROLL CALL VOTE:

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

REPORTS FROM VARIOUS DEPARTMENTS FOR JANUARY 2024:

Tax Collector	\$2,945,739.43
Clerks Report	\$ 4,461.00
Dog License	\$ 3,846.00
Municipal Court	\$ 7,200.21
Recreation – December	\$ 575.24
Recreation – January	\$ 1,652.25
Construction	\$ 31,066.00
COAH	\$ 1,817.00
2024 Interest Revenue	

Motion to file was moved by C/Davis; second by C/Ziner. All in Favor.

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – February 7, 2024

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

ROLL CALL VOTE:

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

2. Executive Meeting Minutes – February 7, 2024

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

ROLL CALL VOTE:

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

APPOINTMENTS TO BE MADE BY THE MAYOR

Mayor’s Appointment to the Millstone Township Historic Preservation Commission

BE IT RESOLVED by the Mayor of the Township of Millstone that Edward Brady is hereby appointed Class C member of the Millstone Township Historic Preservation Commission to fulfil the unexpired term of Jolene Conoscenti, term expiring December 31, 2025.

BE IT FURTHER RESOLVED by the Mayor of the Township of Millstone that Lauren Cummings is hereby appointed Alternate member number two (2) of the Millstone Township Historic Preservation Commission for a two (2) year term, commencing January 1, 2024 and ending December 31, 2025.

APPLICATION FOR A PARADE/DEMONSTRATION/PUBLIC ASSEMBLY PERMIT:

1. Cars & Coffee of NJ - Car Show: Sunday car shows to take place on 4/28, 5/19, 6/30, 7/14, 7/28, 8/11, 8/25, 9/15, 9/29, 10/6, 10/20 from 8:00am – 11:00am on Rike Drive in the Moto Industrial Park, (has received permission from Association).

Motion to approve was moved by C/Davis; second C/Ziner. All in Favor.

APPLICATION FOR A SOCIAL AFFAIRS PERMIT:

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1. Millstone Township Elks BPOE #2613 filed for a Social Affairs Permit for an event to be held on March 23, 2024 from 7PM - 10PM at 27 Burnt Tavern Road.

Motion to approve was moved by C/Zabrosky; second by M/Ferro. All in Favor.

APPLICATION FOR A RAFFLE LICENSE:

1. LOOM #1459 Jackson Lodge, RA #317, Yearly Pull Tab Raffle, to be held from March 10, 2024 – March 9, 2025 at the Jackson Moose Lodge, 560 Monmouth Road, Millstone NJ 08510.

Motion to approve was moved by C/Zabrosky; second by C/Ziner. All in Favor.

2. LOOM #1459 Jackson Lodge, RA #318, 50/50 Raffle, to be held weekly from March 10, 2024 through March 2, 2025 at the Jackson Moose Lodge, 560 Monmouth Road, Millstone NJ 08510.

Motion to approve was moved by C/Davis; second by C/Ziner. All in Favor.

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

Motion to approve was moved by DM/Morris; second by C/Zabrosky. All in Favor.

LIAISON REPORTS:

C/Zabrosky stated that she attended the Seniors meeting this week. The Township is going to look into painting classes and possibly other activities during the seniors' meetings. Allentown High School will be presenting Les Miserables on February 22nd thru the 24th at 7PM. Tickets can be purchased at the door. The Millstone Township Middle School will be performing The Little Mermaid on March 2nd & 3rd at 2PM at the Millstone Township Performing Arts Center. The Planning Board meeting is scheduled for February 22nd.

C/Davis announced that the annual stream clean-up, sponsored by the Environmental Commission and the Watershed, is scheduled for April 13th from 9am – 12pm at 215 Millstone Road. Please come out and help keep the waterways clean. The Environmental Commission does monthly water testing of various water bodies in Millstone and can report that there are no issues. At the most recent Environmental Commission meeting, Claire Walsh, from the Watershed, discussed invasive species removal and will help with putting together a rain garden, possibly installing at one of the parks. The Shade Tree Commission is working on the just completed Street Tree Inventory list of trees along the streets by species and ones that are hazardous. The Shade Tree Commission is working on a landscaping plan at Millstone Park. Marianne Heyessey is the new Secretary for the Shade Tree Commission and doing a great job.

C/Ziner stated that the Agricultural Advisory Commission is working on their Spring newsletter to be sent out in April. The next Open Space Preservation Council meeting is February 29th at 215 Millstone Road.

M/Ferro stated that the Veterans Council is going to start planning for the Memorial Day Parade and Ceremony. Please come out and support our Veterans. Also meets with the Fire/EMS regularly and they consistently do a great job. M/Ferro stated that he constantly meets with the Department of Public and introduced KJ Surgent, who along with the DPW does a great job on keeping the roads cleared and safe for the residents.

The Township Administrator acknowledges the Jackson Moose Lodge who finally received their Club License from NJ ABC and welcomes them to Millstone.

1. NEW BUSINESS: NJ Mentor – 8 Dugans Grove Rd: The Township Administrator stated that over the last two years there have been many issues at this location. Not including the State Police, the Fire/EMS have been called out over 22 times. The Management at this location changed about two years ago and it does not appear to be running up to standards. The Township Administrator has reached out to the Department of Children and Families Services, which is the State Agency that oversees the Group Home and they are doing an investigation. At the next Township Committee meeting of March 6th both the Department of Children and

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Families Services and the NJ Mentor Group will be in attendance. The Township Attorney stated that the facility is licensed by a State Agency, is under the jurisdiction of the State and the Township has made them aware of issues.

OLD BUSINESS: None

COMMENTS FROM THE DIAS: None

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

M/Ferro opens the meeting to the public at 9:15 p.m.

PJ Campbell, 7 Dugans Grove Road: Stated he is a 32-year resident and has witnessed the group home going downhill. The children are not being supervised, especially outside, and safety has to be addressed.

Abdul Smith: He worked at the group home for the past 6 years. It has gone downhill and he has voiced his concerns with management. He is now on administrative leave for the past 20 weeks. He has also reached out to DCP&P. The Township Administrator asked for Mr. Smith to forward his complaints which will then be sent to the State Agency.

Jeff Clark, 11 Dugans Grove Road: Stated he is a 32-year resident and previously voiced his concerns at the Township Committee meeting of December 6, 2023. It has gotten progressively worse. A recent incident was a fire in the vent system that occurred on Super Bowl Sunday. He called the Mentor Group several times about his concerns and the comment was that they have the right to be there.

Patrick Jeune: Stated he worked as the Supervisor at the Group Home for 11 years up until two years ago and is currently out on leave. There is new management and many deficiencies that are not being properly addressed. Program Directors are supposed to be in the home once or twice a week and this is not happening. The Directors made the situation toxic and he felt he had to step away. There are many issues and concerns regarding the children and their safety. He has filed complaints and has original documents regarding the deficiencies and will send them to the Township Administrator.

Ron Meola, 2 Dugans Grove Road: Stated he would like an independent investigation be done, voiced his concerns regarding the children. Has noticed many different vehicles being parked overnight. The neighborhood was relative safe and is not sure anymore. It has always been a quiet neighborhood and Millstone Township is an incredible place to live and he would like to keep it that way.

Sean Cox, 1 Dugan Grove Road: Stated he is a lifelong resident and voiced his concerns regarding the safety of the children walking on the road unsupervised. This is a very busy and dangerous corner.

M/Ferro stated that there are many concerns and deficiencies that need to be resolved. The Township will continue to put pressure on the State to continue to investigate and make sure that all deficiencies are corrected. If not, we will ask for the Group Home to be closed. The Township Administrator stated that a few years back a similar situation was going on in another Group Home in the Township. M/Ferro stated that within several weeks, the home was shut down. Please come and attend the March 6th Committee meeting as the Mentor Group and possibly the State will be in attendance.

Julie Campbell, 7 Dugans Grove Road: Questioned why was the other group home closed. M/Ferro stated that it is similar to what is going on now with more criminal activities.

Chris Leeds, 1 Indian Path: Stated that he has a list of questions for the Mentor Group. The Township Administrator will forward his questions to the Mentor Group.

Jeff Lesnow, 3 Ella Drive: Stated he is concerned about the traffic on Olde Noah Hunt and Pine Drive. The problem exists because of Adventure Crossing. M/Ferro stated their will be another meeting with the residents at the Community Center to discuss a possible solution.

Kelly Scott, 8 Wagner Farm Road: Stated she is a 23-year resident and has listened to the issues on Dugans Grove Road. In the northeast corner of Millstone there have been kids riding a dirt bike shooting deer, vandalizing homes, threatening people and forcing people to move out of state. There needs to be accountability and more police presence in the northeast corner of Millstone.

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M/Ferro closes the meeting to the public at 10:03 p.m.

ADJOURNMENT:

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

Time Out 10:03 p.m.

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

February 21, 2024 Township Committee Regular Meeting Minutes approved at a Township Committee meeting held on March 6, 2024.

Kathleen Hart, RMC
Municipal Clerk