

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

**TOWNSHIP COMMITTEE REGULAR MEETING AGENDA  
JUNE 5, 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, (24-136) 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. Resignation from Travis Lamberson, Fire SubCode/Inspector effective immediately.

**ORDINANCES:**

**FIRST READING:**

**24-10**

**AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS) SECTION 35-4-14 (STORMWATER MANAGMENT) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**EXPLANATORY STATEMENT:** This Ordinance replaces the existing Stormwater Management Ordinance to comply with the updated New Jersey Department of Environmental Protection regulations.

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 July 17, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**FIRST READING:**

**24-11**

**AN ORDINANCE AMENDING CHAPTER 3 (POLICE REGULATIONS), AMENDING SECTION 3-4 (BRUSH, HEDGES AND OTHER PLANTS), AMENDING SECTIONS 3-4.1A (REMOVAL OF HAZARDOUS TREES OR TREE LIMBS DEEMED AN IMMINENT THREAT TO ROADWAYS, INTERSECTIONS OR MUNICIPAL PROPERTY) AND ADD SECTIONS 3-4.1B (MAINTENANCE OF TREES AND SHRUBS), 3-4.1C (MAINTENANCE AND REPAIR OF SIDEWALKS) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**EXPLANATORY STATEMENT:** This Ordinance amends the standards with regard to responsibility for the maintenance and removal of trees and shrubs within the public right-of-way as well as the maintenance of sidewalks, and amends Chapter 3 (Police Regulations), Section 3-4 (Brush, Hedges and Other Plants), Sections 3-4.1a (Removal of Hazardous Trees or Tree Limbs Deemed an Imminent Threat to Roadways, Intersections or Municipal Property) and adds Sections 3-4.1b (Maintenance of Trees and Shrubs) and 3-4.1c (Maintenance and Repair of Sidewalks).

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 June 19, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**FIRST READING:**

**24-12**

**AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), AMENDING SECTIONS 2-2 (SPECIFIC DEFINITIONS), 4-9.3 (HEIGHT RESTRICTIONS), 4-9.11 (ACCESSORY BUILDING SIZE RESTRICTIONS), 5-6.2, 5-6.A.2., 5-6.B.2, 5-7.2 AND 5-9.2 (PERMITTED ACCESSORY USES) OF THE REVISED ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

**EXPLANATORY STATEMENT:** This Ordinance amends the standards associated with accessory buildings and amends Chapter 35 (Land Use and Development Regulations), Sections 2-2 (Specific Definitions), 4-9.3 (Height Restrictions), 4-9.11 (Accessory Building Size Restrictions), 5-6.2, 5-6.A.2., 5-6.B.2, 5-7.2 and 5-9.2 (Permitted Accessory Uses).

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

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

Second reading and Public Hearing to be held on July 17, 2024 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

**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.**

- 24-137 Payment of Vouchers – June 5, 2024
- 24-138 Resolution Authorizing an Open Public Records Search System – Records Information Management Shared Services Agreement with the County of Monmouth
- 24-139 Resolution Appointing a NJ License Tree Expert and Authorizing the Award of a Non-Fair and Open Contract for Professional Services
- 24-140 Resolution Approving Final Change Order and Supplemental Agreement No. 1 for Clarksburg Cultural Center Building
- 24-141 Resolution Authorizing the Renewal of Alcohol Beverage 2024-2025 License for the Millstone Township Elks No. 2613 License No. 1332-31-005-002
- 24-142 Resolution Increasing Contract Amount for Special Environmental Counsel
- 24-143 Resolution Authorizing the Renewal of Alcohol Beverage 2024-2025 License for KMK Realty Associates, LLC License No. 1332-33-006-001
- 24-144 Resolution Appointing Seasonal Clean Communities Employee
- 24-145 Resolution Appointing Seasonal Clean Communities Employee
- 24-146 Resolution Awarding Contract for Appraisal Services for Block 31.05, Lot 18, A/K/A 50 Agress Road, Millstone Township

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. Executive Meeting Minutes – May 1, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)  
**VOTE:** DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, C/Ziner \_\_\_\_, C/Davis \_\_\_\_, M/Ferro\_\_\_\_\_

2. Budget Workshop Minutes – May 9, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)  
**VOTE:** C/Davis \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, C/Ziner \_\_\_\_, M/Ferro\_\_\_\_\_

3. Regular Meeting Minutes – May 15, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)  
**VOTE:** C/Zabrosky\_\_\_\_, C/Ziner \_\_\_\_, C/Davis \_\_\_\_, DM/Morris \_\_\_\_, M/Ferro\_\_\_\_\_

4. Executive Meeting Minutes – May 15, 2024

Motion to adopt/table, Moved C/\_\_\_\_\_, Second C/\_\_\_\_\_. (Committee Discussion)  
**VOTE:** C/Ziner \_\_\_\_, C/Davis \_\_\_\_, DM/Morris \_\_\_\_, C/Zabrosky\_\_\_\_, M/Ferro\_\_\_\_\_

**APPOINTMENTS TO BE MADE BY THE MAYOR**

1. Office of Emergency Management

**APPLICATION FOR A RAFFLE LICENSE:**

1. Trinitas Foundation, RA #321, On-Premise 50/50 Raffle, to be held on June 17, 2024 at Black Bear Lake, 457 Stagecoach Road, Millstone NJ 08510.

Motion to approve/table, Moved C/ \_\_\_\_\_, Second C/ \_\_\_\_\_. ©

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