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

TOWNSHIP COMMITTEE REGULAR MEETING AGENDA
August 19, 2026 @ 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, posted on the Township website and filed in the Office of the Township Clerk on December 24, 2025.

ROLL CALL: Committeeperson Eric Davis ___, Deputy Mayor Chris Morris ___, Committeeperson Tara Zabrosky ___, Committeeperson Jeff Ziner ___, Mayor Al Ferro_____

RESOLUTION TO GO INTO EXECUTIVE SESSION, (26-166) Moved C/____, Second C/____.
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 letter received from Laura Krontiris, Administration/Deputy Clerk, effective August 20, 2026.
2. Resignation letter received from Dave Ruditsky, Recreation Coordinator, effective August 28, 2026.

PROCLAMATION: Recognizing August 31, 2026 as International Overdose Awareness Day

ORDINANCES:

SECOND READING

ORDINANCE 26-14	ORDINANCE ACCEPTING CONSERVATION EASEMENT FOR A PORTION OF BLOCK 38, LOT 4.01, LOCATED AT 3 PRESTON DRIVE

EXPLANATORY STATEMENT: This Ordinance accepts a Conservation Easement for a portion of Block 38, Lot 4.01.

Affidavit of Publication Presented

M/Ferro opens the public hearing at _____.
M/Ferro closes the public hearing at _____.

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

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

FIRST READING
ORDINANCE 26-15 AN ORDINANCE AMENDING CHAPTER 35, LAND USE AND DEVELOPMENT REGULATIONS, SECTION 2-2 "SPECIFIC DEFINITIONS" AND SECTION 35-4-1.3 "PROHIBITED USES" OF THE REVISED GENERAL CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, AND STATE OF NEW JERSEY TO PROHIBIT DATA CENTERS AND DEFINE WAREHOUSES

EXPLANATORY STATEMENT: This Ordinance amends Chapter 35 (Land Use and Development Regulations (various sections) to add definitions for "data center," "data center, micro/mini," and "warehouse and distribution center." This Ordinance additionally amends Chapter 35 to prohibit data centers and micro/mini data centers in all lands within Millstone Township.

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 September 16, 2026 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

FIRST READING
ORDINANCE 26-16 AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 7 (OFF-STREET PARKING AND LOADING), SECTION 35-7-3.5 (NUMBER OF REQUIRED SPACES) AND ARTICLE 5 (ZONING DISTRICT REGULATIONS), SECTION 35-5-10.6 (MUNICIPALLY SPONSORED AFFORDABLE HOUSING) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends Chapter 35 (Land Use and Development Regulations (various sections) to clarify that age-restricted residential development can provide for parking at a ratio of 1.4 spaces per unit. This Ordinance additionally amends the requirements for the municipally sponsored affordable housing site at Block 51 Lot 1 (also known as the "Allen House III" site) to adjust certain bulk requirements to allow for the development of age-restricted affordable housing.

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 September 16, 2026 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

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FIRST READING

ORDINANCE 26-17 AN ORDINANCE AMENDING CHAPTER V (FEES), SECTION 5-2 (FEES FOR CHAPTER II: ADMINISTRATION), PARAGRAPH C (RECREATION REGISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends the Recreation Registration fees contained in Chapter V, Section 5-2, paragraph c. of the Revised General Ordinances of the Township of Millstone.

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 September 2, 2026 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.

26-167	Payment of Vouchers – August 19, 2026
26-168	Resolution Authorizing Execution of a Developer's Agreement for 37 Burnt Tavern, LLC, Block 57, Lot 17.04, Site Plan No. PB 21-16
26-169	Resolution Authorizing the Award of a Non-Fair and Open Contract for Professional Services – Conflict Counsel
26-170	Resolution Authorizing Execution of a Shared Service Agreement for Regional Animal Control Services 2027-2028
26-171	Resolution Authorizing Further Amendments to the Township of Millstone's Employee Handbook Entitled "Personnel Policies and Procedures Manual"
26-172	Resolution Appointing Deputy Tax Assessor for the Township of Millstone
26-173	Resolution Authorizing Award of a Contract for Emergency Tree Removal Services on Old Noah Hunt Road on August 12, 2026

Motion to adopt/table, Moved C/_____, Second C/_____
VOTE: C/Zabrosky____, C/Ziner ___, C/Davis ___, DM/Morris ___, M/Ferro_____

REPORTS FROM VARIOUS DEPARTMENTS FOR JULY 2026:

Tax Collector	$2,737,454.86
Clerks Report	$ 408.00
Dog License	$ 74.80
Municipal Court	$ 7,805.67
Recreation	$ 25,251.13
Construction	$ 37,006.00
COAH	$ 4,142.00
2025 Annual Report - Zoning Board of Adjustment	
2026 Interest Revenue	

Motion to file, Moved C/_____, Second C/_____. ©

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – July 15, 2026

Motion to adopt/table, Moved C/_____, Second C/_____.
VOTE: C/Ziner ____, C/Davis ___, DM/Morris ___, C/Zabrosky____, M/Ferro_____

2. Executive Meeting Minutes – July 15, 2026

Motion to adopt/table, Moved C/_____, Second C/_____.
VOTE: C/Davis ___, DM/Morris ___, C/Zabrosky____, C/Ziner ____, M/Ferro_____

APPLICATION FOR A RAFFLE LICENSE:

1. Standardbred Retirement Foundation, RA #358, Off-Premise Merchandise Raffle to be held on December 31, 2026 at 353 Sweetsman Lane, Millstone Twp.

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 _____.

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