MILLSTONE TOWNSHIP COMMITTEE MEETING MINUTES FOR AUGUST 19, 2026

C/Zabrosky calls the meeting to order at 7:01 pm.

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 24, 2025.

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

Resolution 26-166 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 26-166 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				
NAYS:	None	ABSTAIN:	None	ABSENT:	DM/Morris, M/Ferro

Time In: 7:03 pm.

Motion to adjourn Executive Session and reconvene at the end of the regular session was moved by C/Davis, second by C/Ziner with an all in favor.

Time Out: 8:01 pm.

C/Zabrosky calls the meeting to order at 8:02 pm followed by a flag salute and a moment of silence.

Municipal Clerk read the following statement into the record:

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: C/Zabrosky read the proclamation into the record:

Recognizing August 31, 2026 as International Overdose Awareness Day

WHEREAS, the Township of Millstone does affirm and acknowledge the harm and hardship caused by overdose; and

WHEREAS, the Township of Millstone recognizes the purpose of International Overdose Awareness Day as remembering loved ones lost to overdose and ending the stigma of drug related deaths; and

WHEREAS, the Governing Body of the Township of Millstone has declared the Township of Millstone a Stigma-Free Community; and

WHEREAS, local resources are available so no one needs to suffer alone or feel hopeless; and

WHEREAS, the Millstone Township Alliance to Prevent Substance Misuse exists to meet the needs for a comprehensive, coordinated substance abuse program; and

WHEREAS, the Township of Millstone resolves to play our part in reducing the toll of overdoses in our community; and

WHEREAS, we affirm that the people affected by overdose are our sons and daughters, our mothers and fathers, our brothers and sisters, and deserving of our love, compassion and support.

NOW THEREFORE I, Al Ferro, Mayor of the Township of Millstone, along with the Township Committee, do hereby PROCLAIM August 31, 2026, as "OVERDOSE AWARENSS DAY" in the Township of Millstone, and do commend this observance to all of our citizens.

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

C/Zabrosky opens the public hearing at 8:05 pm.
No Public Comment.
C/Zabrosky closes the public hearing at 8:06 pm.

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

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner, C/Davis
NAYS: None ABSTAIN: None ABSENT: DM/Morris, 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 was moved by C/Ziner; second by C/Davis

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner, C/Davis
NAYS: None ABSTAIN: None ABSENT: DM/Morris, 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 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 was moved by C/Davis; second by C/Ziner

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner, C/Davis
NAYS: None ABSTAIN: None ABSENT: DM/Morris, 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 26-17 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 was moved by C/Davis; second by C/Zabrosky

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner, C/Davis
NAYS: None ABSTAIN: None ABSENT: DM/Morris, 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 was moved by C/Ziner; second by C/Davis

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner, C/Davis
NAYS: None ABSTAIN: None ABSENT: 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 was moved by C/Davis; second by C/Zabrosky with an all in favor.

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – July 15, 2026

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

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

2. Executive Meeting Minutes – July 15, 2026

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

ROLL CALL VOTE:
AYES: C/Zabrosky, C/Ziner
NAYS: None ABSTAIN: C/Davis ABSENT: DM/Morris, 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 Sweetmans Lane, Millstone Twp.

Motion to approve was moved by C/Davis; second by C/Ziner with an all in favor.

LIAISON REPORTS:

C/Davis mentioned that Millstone Day is scheduled for September 20th. The Environmental Commission, along with the Shade Tree Commission and Open Space Preservation Council will be sponsoring "Eyes of the Wild" program for three sessions. The Master Gardeners will also be there doing a presentation on composting and deer resistance shrubs. Please come out and join us.

C/Zabrosky expanded on the "Eyes of the Wild" program. Last year there was a lot of positive feedback and the three commissions decided to sponsor the program again. They will do the same program but have six different animals from last year.

NEW BUSINESS: The Township Administrator stated that after the storms in July DPW canvassed the entire town for low lying utility lines and came up with 87 different spots throughout the town. As you know JCP&L is responsive to taking care of their lines, but Optimum and Verizon are not. This past week DPW Manager took Optimum around town pointing out the low-lying lines and next week Verizon is to come out. Hopefully you will start to see improvement. We will continue to monitor.

OLD BUSINESS: NONE

COMMENTS FROM THE DAIS: NONE

PRIVILEGE OF THE FLOOR: (Limited to ½ Hour)

C/Zabrosky opens the meeting to the public at 8:18 pm.

Tony Cacciotti, 9 Cheryl Lane: Mr. Cacciotti requests a status update on his previous proposed local ordinance targeting unlicensed contractors. The Township Administrator stated that the Construction Department confirms that this is already being regulated at the state level. C/Davis requested specific details on the request. Mr. Cacciotti explained that he is looking for the Township to adopt an ordinance to enforce a law that states any type of service work done in residential homes that specific trades need to have specific licenses. Unfortunately, there are a lot of unlicensed contractors that are doing work without the proper license. The State is inundated with complaints of violations. The Associations have come together asking the municipalities to pass an ordinance regarding unlicensed contractors with any imposed fines going to the municipality. C/Davis asked if this is typically permitted work. Mr. Cacciotti stated that a permit is not required when you are doing like for like. A discussion takes place. The Township Committee agreed to circulate the draft ordinance for review and refer it to the Township Attorney. Mr. Cacciotti announced that the Borough of Allentown will host its 3rd annual 9/11 remembrance procession on September 11, marking the 25th anniversary of the tragedy. Event details are available on Allentown Borough's Facebook page. Please come out and support.

Dan Murphy, 38 Carriage Way. Mr. Murphy stated that there are more than 87 locations for low lying utility lines but it is a good start. The Township Administrator stated that his list is by street and Prodelin Way had 15 locations alone. Mr. Murphy noted that the first entrance to Millstone Park off Red Valley Road (nearest the fire department) requires brush trimming to improve visibility for drivers leaving the park. He expressed concern regarding the Township's use of inmate labor in residential areas, suggesting its use be restricted to public parks rather than near private homes. Mr. Murphy asked if hiring a Deputy Tax Assessor meant the shared service agreement had ended. C/Zabrosky confirmed that the shared service terminates on August 26th. Mr. Murphy has concerns and questioned why the Fire Chief testified and provided clarifications for a warehouse applicant at the Zoning Board of Adjustment meeting. The Township Administrator clarified that the Chief attended on behalf of the Fire Department to confirm they possess the capacity to handle the proposed warehouse.

C/Zabrosky closes the meeting to the public at 8:42 pm.

C/Zabrosky asked for a motion to reconvene executive session with no formal action to be taken. Moved by C/Davis; second by C/Ziner with an All in Favor.

Time In: 8:43 pm; Time Out: 9:24 pm

ADJOURNMENT:

A motion to adjourn was moved by C/Zabrosky; second by C/Ziner with an all in favor.

Time Out 9:24 pm.

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

August 19, 2026, Township Committee Meeting Minutes approved at a Township Committee meeting held on October 7, 2026.

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Kathleen Hart, RMC
Municipal Clerk