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

TOWNSHIP COMMITTEE REGULAR MEETING AGENDA
September 16, 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, (26-183) 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:

RESOLUTIONS:

26-184 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report For Ordinance 26-15

Motion to adopt/table, Moved C/_____, Second C/_____, (Committee Discussion)
VOTE: DM/Morris _____, C/Zabrosky____, C/Ziner ____, C/Davis _____, M/Ferro_____

26-185 Resolution Acknowledging Receipt and Review of Planning Board Consistency Report For Ordinance 26-16

Motion to adopt/table, Moved C/_____, Second C/_____, (Committee Discussion)
VOTE: C/Zabrosky____, C/Ziner ____, C/Davis _____, DM/Morris _____, M/Ferro_____

ORDINANCES:

SECOND READING AND PUBLIC HEARING

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.

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

SECOND READING AND PUBLIC HEARING

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.

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

SECOND READING AND PUBLIC HEARING

ORDINANCE 26-18 ORDINANCE ACCEPTING CONSERVATION EASEMENT FOR A PORTION OF BLOCK 16, LOT 9.07, LOCATED AT 1100 RIKE DRIVE

DRAFT

EXPLANATORY STATEMENT: This Ordinance accepts a Conservation Easement for a portion of Block 16, Lot 9.07.

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_____

SECOND READING AND PUBLIC HEARING

ORDINANCE 26-19 AN ORDINANCE AMENDING CHAPTER 5 (FEES), SECTION 14 (FEES FOR CHAPTER 14: BUILDING AND HOUSING), SUBSECTION 14.3 (STATE UNIFORM CONSTRUCTION CODE FEES, BUILDING AND HOUSING) AND SECTION 5-35 (FEES FOR APPLICATIONS AND PROCEDURES PURSUANT TO LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF MILLSTONE), AND CREATING SECTION 14 (FEES FOR CHAPTER 14: BUILDING AND HOUSING), SUBSECTION 14.4 (NON-UCC BUILDING AND HOUSING FEES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends Chapter 5-14 Fees for Building and Housing, Subsection 5-14.3 State Uniform Construction Code Fees, Building and Housing and Section 5-35, Fees for Application and Procedures Pursuant to Land Use and Development Regulations of the Township of Millstone, and creates Chapter 5, Section 14.4, Non-UCC Building and Housing Fees, as per state regulations and provides the fees to be applied for permits obtained under Chapter 14, Building and Housing.

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

FIRST READING

ORDINANCE 26-20 ORDINANCE AMENDING ORDINANCE NO. 26-08 ACCEPTING CONSERVATION EASEMENT FOR A PORTION OF BLOCK 57, LOT 17.02 AND 17.03 (NOW KNOWN AS LOT 17.04), LOCATED AT 37 BURNT TAVERN ROAD

EXPLANATORY STATEMENT: This Ordinance amends Ordinance No. 26-08 to reflect the conveyance of the property to Burnt Tavern, LLC and to confirm the Township's acceptance of the Conservation Easement for a portion of Block 57, Lots 17.02 and 17.03 (now known as 17.04).

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

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

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Second reading and Public Hearing to be held on October 7, 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.

26-186	Payment of Vouchers – September 16, 2026
26-187	Resolution Authorizing Award of a Contract for Emergency Tree Removal Services on Disbrow Hill Road on September 2, 2026
26-188	Resolution Appointing Municipal Tax Assessor for the Township of Millstone
26-189	Resolution Authorizing Application to the Monmouth County Historical Commission 2027 Preservation Grant for the Baird Fireplace Restoration, Phase 1
26-190	Resolution Expressing Strong Support for all Law Enforcement Officers and Endorsing New Jersey Assembly Resolution No. 149

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

REPORTS FROM VARIOUS DEPARTMENTS FOR AUGUST 2026:

Tax Collector	$12,512,589.25
Clerks Report	$ 394.00
Dog License	$ 1,169.00
Municipal Court	$
Recreation	$
Construction	$ 51,299.09
COAH	$ 25,543.09
2026 Interest Revenue	

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

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – August 19, 2026

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

2. Executive Meeting Minutes – August 19, 2026

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

3. Regular Meeting Minutes – September 2, 2026

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

4. Executive Meeting Minutes – September 2, 2026

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

APPLICATIONS FOR A BINGO/RAFFLE LICENSE:

1. Heart of New Jersey Chorus, RA #362, Off-Premise 50/50 Raffle to be held on December 12, 2026 at the Millstone Township Primary School, 18 Schoolhouse Road.

Motion to approve/table, Moved C/_____, Second C/_____. ©

2. Heart of New Jersey Chorus, RA #363, On-Premise Merchandise Raffle to be held on December 12, 2026 at the Millstone Township Primary School, 18 Schoolhouse Road.

Motion to approve/table, Moved C/_____, Second C/_____. ©

3. St. Joseph Catholic Church, RA #364, Off-Premise 50/50 Raffle to be held on December 13, 2026 at the St. Joseph Catholic Church, 91 Stillhouse Road.

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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