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

TOWNSHIP COMMITTEE REGULAR MEETING AGENDA
October 21, 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, (26-197) 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. Letter received from the NJ Historic Trust, dated October 8, 2026, awarding the Township a grant in the amount of $30,000 for the Clarksburg Methodist Episcopal Church.

ORDINANCES:

FIRST READING

ORDINANCE 26-21	AN ORDINANCE AMENDING CHAPTER 35 (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 4 (REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS), SECTION 10 (HOME OCCUPATION) OF THE CODE OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends Chapter 35 (Land Use and Development Regulations), Article 4 (Regulations Applicable To All Zoning Districts), Section 10 (Home Occupation) regulating home occupation use to clarify the restrictions and limitations on permitted

uses, compliance with performance standards, compliance with business licensing requirements, and prohibition on hazardous materials and wastewater for home occupation uses.

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 December 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.

26-198	Payment of Vouchers – October 21, 2026
26-199	Resolution Supporting Submission of Application for New Jersey Department of Transportation Safe Routes to School 2027 Program
26-200	Resolution Awarding Contract for Sodium Chloride (Rock Salt) as per Monmouth County Contract F-139-2026
26-201	Resolution Increasing Salary to the Municipal Tax Assessor
26-202	Resolution Authorizing the Release of a Maintenance Bond for the Closure of Preston Mine (Block 27, Lots 16.02, 16.04-16.07)

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

REPORTS FROM VARIOUS DEPARTMENTS FOR SEPTEMBER 2026:

Tax Collector	$377,213.61
Clerks Report	$ 1,116.00
Dog License	$ 253.20
Municipal Court	$ 13,468.37
Construction	$ 48,133.00
COAH	$ 11,698.00
2026 Interest Revenue	

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

TOWNSHIP COMMITTEE MINUTES:

1. Regular Meeting Minutes – September 16, 2026

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

LIAISON REPORTS:

NEW BUSINESS:

1. Fall Brush Drop Off Dates – 10/24, 10/31, 11/7, 11/14, 15 Baird Road
2. General Election – November 3, 2026 from 6AM – 8PM

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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 _____.

DRAFT