

**TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA**

March 27, 2013

7:00 PM EXECUTIVE SESSION; 7:30 PM OPEN SESSION

ADEQUATE NOTICE Mayor's Statement re: Adequate Notice of Meeting.

"In compliance with the Open Public Meetings Law of New Jersey, adequate notice of this meeting was included in a list of meetings notice which was electronically sent to the Echoes Sentinel, Courier News and Daily Record on January 15, 2013; posted on the bulletin board in the Municipal Building on January 15, 2013 and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk."

Please note: to help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers are asked to limit their comments to 3 minutes.

EXECUTIVE SESSION

**RESOLUTION 13-139
EXECUTIVE SESSION**

BE IT RESOLVED, pursuant to the Open Public Meetings Act, that the Township Committee of Long Hill Township meet in closed session to discuss the following matters:

- Attorney Client Privilege – Draft Ordinance 309-13
- Personnel – Staffing Realignment
- Pending /Prospective Litigation – Schatz Appeal, Centennial Pump Station
- Property Acquisition – Open Space

BE IT FURTHER RESOLVED that minutes of this executive session meeting will be released to the public in a timely fashion pursuant to the Open Public Records Act and other applicable laws and regulations.

OPEN REGULAR SESSION:

CALL MEETING TO ORDER – The meeting will be called to order at _____ PM

PLEDGE OF ALLEGIANCE:

ROLL CALL: Clerk will call the Roll

TOWNSHIP COMMITTEE LIAISON REPORTS:

DISCUSSION / ACTION ITEMS:

- **Guidelines for Open Space Committee**
- **Dissolve FRAC/ Financial Responsibility Advisory Committee**
- **Staffing Re-Alignment**
- **Wastewater Plant Upgrade**

CONSENT AGENDA RESOLUTIONS:

The following items are considered to be routine by the Township Committee and will be acted upon in one motion. There will be no separate discussion of these items unless a Committee member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

MOVED by: _____ by the Township Committee of Long Hill Township, that Resolution #13-140 through #13-149 are hereby approved.

SECOND by: _____.

ROLL CALL VOTE

**RESOLUTION 13-140
CERTIFYING ACTIVE MEMBERSHIP WITH STIRLING VOLUNTEER FIRE COMPANY FOR
NEW JERSEY STATE FIREMEN'S ASSOCIATION ELIGIBILITY**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby certify that the following is an active member of the Stirling Volunteer Fire Company and is eligible to be a member of the New Jersey State Firemen's Association:

Antonio Centurion

**RESOLUTION 13-141
GRANTING PERMISSION FOR THE USE OF STIRLING LAKE FOR THE POLICEMEN'S
BENEVOLENT ASSOCIATION ANNUAL TROUT FISHING DERBY AND APPROVING THE
TOWNSHIP'S SUPPORT TO CO-SPONSOR THE DERBY**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby grant permission for the Policemen's Benevolent Association to hold their Annual Trout Fishing Derby at Stirling Lake on Saturday, April 20, 2013 from 8:00 a.m. to 1:00 p.m. and approving the Township's support to Co-Sponsor the derby.

**RESOLUTION 13-142
APPROVAL AND RELEASE OF REGULAR SESSION MINUTES AND APPROVAL OF
EXECUTIVE SESSION MINUTES (AS REDACTED)**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby approve and release the Township Committee Minutes of the March 13, 2013 Meeting.

BE IT FURTHER RESOLVED that the Township Committee hereby approves the March 13, 2013 Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 13-143
APPROVAL AND RELEASE OF REGULAR SESSION MINUTES**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby approve and release the Township Committee Minutes of the November 7, 2012 Meeting and the November 29, 2012 Special Meeting.

**RESOLUTION 13-144
AUTHORIZING SELF EXAMINATION OF 2013 MUNICIPAL BUDGET**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Long Hill has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2013 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Long Hill that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate and correctly stated,
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

RESOLUTION 13-145
AUTHORIZATION TO FILE FOR MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND
GRANT FOR MILLINGTON SCHOOLHOUSE

BE IT RESOLVED that the Township Committee of the Township of Long Hill does hereby authorize the Township Clerk, Township Administrator and CFO to file for a Morris County Historic Preservation Trust Fund Grant in the amount of \$241,038.44 in grant funding and \$241,038.47 in local matching funds for the purpose of Interior Rehabilitation to the Millington Schoolhouse.

**RESOLUTION 13-146
AWARDING CONTRACT FOR WASTEWATER TREATMENT PLAN – SLUDGE REMOVAL
(R & D TRUCKING)**

WHEREAS, the Township of Long Hill received three (3) sealed bids for Wastewater Treatment Plan Sludge Removal on March 1, 2013; and

WHEREAS, the bids received were as follows:

Bidder	Total Base Bid
R & D Trucking	\$0.0279 per gallon
Accurate Waste	\$0.0299 per gallon
SpectraServ, Inc.	\$0.043 per gallon

WHEREAS, R & D Trucking, Inc. of West Milford, NJ, submitted the lowest responsible bid at \$0.0279 per gallon; and

WHEREAS, the bid submitted by R & D Trucking, Inc. has been reviewed by the Township Attorney and the Township Administrator and found acceptable; and

WHEREAS, the Township Administrator, serving as the Purchasing Agent recommends the award of the bid to R & D Trucking, Inc. of West Milford, NJ; and

WHEREAS, the Chief Financial Officer has filed a certification of availability of funds in the office of the Township Clerk, as required by the Local Budget Law;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Long Hill, County of Morris, New Jersey as follows:

1. The contract is hereby awarded to R & D Trucking, Inc. of 1874 Rt. 23 N., West Milford, NJ 07480.
2. The contract shall be in the amount of \$0.0279 per gallon of sludge removed and delivered to the designated disposal facility.
3. The Mayor and Township Clerk are hereby authorized and directed to execute the contract for Wastewater Treatment Plant upgrades.

**RESOLUTION 13-147
CERTIFYING JUNIOR MEMBERSHIPS WITH MILLINGTON
VOLUNTEER FIRE COMPANY [ROJAS]**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby certify that Valentina Rojas is a Junior Members of the Millington Volunteer Fire Company.

**RESOLUTION 13-148
AMENDMENT TO THE 2013 TEMPORARY BUDGET
(Amendment 5)**

WHEREAS, 40A:4-19 Local Budget Act provides that where any contracts, commitments, or payments are to be made prior to the final adoption of the 2013 budget, temporary appropriations be made for the purposes and amounts required in the manner and time therein provided; and

WHEREAS, the total appropriations in the 2012 budget, less appropriations made for Capital Improvement Fund, Debt services and relief of the poor are as follows:

General - Total General Appropriation \$ 12,493,489

WHEREAS, 26.25% of the total appropriations in the 2012 Budget less appropriations made for Capital Improvement Fund, Debt services and relief of the poor are as follows:

General - \$ 3,279,540

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, that the temporary appropriations be amended and that a certified copy of this resolution be transmitted to the Chief Financial Officer for his/her records:

	<u>Temp Budget</u>	<u>New Budget</u>
GENERAL GOVERNMENT		
Admin & Exec – Salaries & Wages	\$74,600	\$76,000
Finance – Salaries & Wages	\$37,500	\$47,000
Tax Collection – Salaries & Wages	\$22,200	\$26,000
Tax Assessment – Salaries & Wages	\$10,500	\$12,000
Engineering – Other Expenses	\$13,500	\$20,000
LAND USE		
Planning Board – Salaries & Wages	\$9,300	\$12,000
Zoning Board – Salaries & Wages	\$9,300	\$12,000
Zoning Officer – Salaries & Wages	\$15,700	\$20,000
Construction – Salaries & Wages	\$28,400	\$44,000
PUBLIC SAFETY		
Police – Salaries & Wages	\$541,000	\$880,000
Emergency Mgmt – Salaries & Wages	\$3,000	\$4,000
Municipal Court – Salaries & Wages	\$22,200	\$28,000
Fire Prevention Official – Salaries & Wages	\$ 0	\$3,000
UTILITIES		
Telephone	\$15,700	\$21,000
Heating Oil	\$20,000	\$22,000
PUBLIC WORKS		
Streets & Roads – Salaries & Wages	\$150,700	\$216,000
Sewer System – Salaries & Wages	\$47,600	\$78,000
Sewer System – Other Expenses	\$80,000	\$150,000
HEALTH & WELFARE		
Environmental Comm – Salaries & Wages	\$0	\$550
Parks & Playgrounds – Salaries & Wages	\$11,800	\$16,000
Senior Citizens – Salaries & Wages	\$2,600	\$4,000
Social Security	\$100,800	\$119,000

RESOLUTION 13-149
AMENDING THE JUNE 2012 DEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP AND LOUNSBERRY MEADOW, LP CONCERNING THE APPROPRIATION OF TOWNSHIP AFFORDABLE HOUSING TRUST FUNDS FOR VARIOUS IMPROVEMENTS AND FINANCIAL ASSISTANCE AT LOUNSBERRY MEADOW AND AMENDING RESOLUTION 12-253 THAT AUTHORIZED THAT DEVELOPMENT AGREEMENT

WHEREAS, by Resolution 12-253 adopted July 13, 2012, the Township Committee authorized the execution of a Development Agreement with Lounsberry Meadow, LP in which the Township agreed to appropriate Township Affordable Housing Trust Funds for various purposes at Lounsberry Meadow, an income-restricted senior citizen/handicapped housing development that is part of the Township’s Housing Element and Fair Share Plan; and

WHEREAS, Resolution 12-253 described four specific projects, however, it went on to provide that “any such agreement shall be in form acceptable to the Township attorney” and that “any such agreement shall be subject to ultimate approval by COAH”; and

WHEREAS, the proposed appropriation of \$34,924.00 for solar loan repayment is not acceptable to COAH; and

WHEREAS, the Township Committee wishes to reallocate that \$34,924.00 to the other purposes set forth in the Development Agreement; and

WHEREAS, the proposed reallocation will not change the total aggregate appropriation of \$403,757.00; and

WHEREAS, the proposed change will allow Lounsberry Meadow to render more units ADA accessible and will provide adequate funding for the emergency generator, a health and safety improvement that will upgrade and modernize the residential facility; and

WHEREAS, the Development Agreement states that “any addition, change, or modification and renewal or extension [shall] be reduced in writing and signed by both parties;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey as follows:

1. The total appropriation from the Township Affordable Housing Trust Fund shall remain \$403,747.00, but that appropriation shall be reallocated for the following affordable housing purposes:

- a. *Emergency electric generator – Generator is needed to power elevator, main doors, emergency hall lights, and either common area heat/air conditioning or enough to supply the community room as a heating/cooling area in an outage. This amount provides funding for engineering, generator purchase and installation. This item is considered maintenance and repair of affordable housing units (N.J.A.C. 5:97-8.7(a)10.):* \$86,888

- b. *ADA improvements – Roll-in and/or swing-in showers for as many units as possible to replace existing bathtubs & showers. This is estimated at approximately \$6,000/unit installed (\$3,000 per unit & \$3,000 installation). The design and construction of the Lounsberry community predates passage of the ADA. None of the units (including existing handicapped units) will pass ADA today. All units have bathtubs that are significantly problematic for Lounsberry’s wheelchair-bound, frail elderly and senior tenants. (approximately 40 units can be replaced for budgeted amount). These improvements are considered maintenance and repair of affordable housing units (N.J.A.C. 5:97-8.7(a)10.):* \$240,483

- c. *PTAC (packaged thermal air conditioner) units – all units and common areas are fitted with PTAC units for heat and air conditioning. Moderate savings can be achieved by replacing the older through-the-wall units (older units replaced in tenant space will save occupant approximately \$45 per year (261 kwh reduction); each common area replacement will save approximately \$25 per year (143 kWh*

reduction), which will contribute to reduction in overall operating costs. These units are approaching the end of their useful life. The Township considers these improvements maintenance and repair of affordable housing units (N.J.A.C. 5:97-8.7(a)10.) as well as affordability assistance (N.J.A.C. 5:97-8.8):

\$76,376

- 2. Inasmuch as the above allocation of funds is based on the estimates of the anticipated costs of the various items, minor changes to the allocation may be made to reflect the actual costs.
- 3. The Mayor and Township Clerk are hereby authorized to execute an amended Development Agreement with Lounsberry Meadow, LP that reflects the changes authorized by this Resolution.

Ordinance 306-13 Cap Bank - first reading

**TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, STATE OF NEW JERSEY
 ORDINANCE #306-13
 CALENDAR YEAR 2013 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET
 APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
 (N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Long Hill in the County of Morris finds it advisable and necessary to increase its CY 2013 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$377,445.11 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Long Hill, in the County of Morris, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2013 budget year, the final appropriations of the Township of Long Hill shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$377,445.11, and that the CY 2013 municipal budget for the Township of Long Hill be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Ordinance 307-13 Abolish Comm. Day Comm. – first reading

**TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE #307-13 ABOLISHING THE COMMUNITY DAY COMMITTEE AND REPEALING
SECTION 2-39 OF THE TOWNSHIP CODE**

STATEMENT OF PURPOSE: To dissolve the Community Day Committee.

WHEREAS, the Community Day Committee has no members and is no longer active;

BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey, that Chapter II of the Township Code entitled “Administration” is hereby amended as follows:

Section 1. Section 2-39 entitled “Community Day Committee” is hereby repealed in its entirety.

Section 2. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 3. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. This ordinance shall take effect immediately upon final passage and publication as required by law.

Ordinance 308-13 Meyersville Hamlet Zoning Amendment – first reading

**TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE #308-13 CREATING A MEYERSVILLE HAMLET ZONE AND
SUPPLEMENTING AND AMENDING VARIOUS SECTIONS OF THE LAND USE SECTION
OF THE TOWNSHIP CODE**

STATEMENT OF PURPOSE: To create a new Meyersville Hamlet Zone.

WHEREAS, the Township Planning Board has recommended the creation of a Meyersville Hamlet Zone; and

WHEREAS, the Township Committee discussed the Planning Board’s draft at its February 13, 2013 meeting and suggested several minor changes that have been included in this revised draft; and

WHEREAS, the Planning board submitted this revised draft ordinance by cover letter from Township Planner Kevin O’Brien dated March 12, 2013; and

WHEREAS, the Township Committee finds that the ordinance as revised is in the best interest of the Township and its residents; and

WHEREAS, as Mr. O’Brien noted in his March 12 Memorandum, “the Hamlet of Meyersville serves as a gateway to the Great Swamp National Wildlife Refuge, a major

recreational asset and a defining feature of the rural essence of Long Hill Township”; and

WHEREAS, this ordinance is consistent with the Meyersville Master Plan Element which was adopted by the Township Planning Board on May 12, 2009;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey, that Section 120 of the Township Code entitled “Zone Districts and Use Regulations” is hereby supplemented and amended as follows:

Section 1. There is hereby created a new Subsection 122.11 entitled “M-H Meyersville Hamlet Zone,” which reads as follows:

122.11 M-H Meyersville Hamlet Zone

a. Purpose

The purpose of the M-H Meyersville Hamlet District Zone is to preserve a quiet, peaceful and unrushed corner of Long Hill. The hamlet of Meyersville serves as a gateway to the Great Swamp National Wildlife Refuge, a major recreational asset and a defining feature of the rural essence of Long Hill Township.

b. Permitted Primary Uses.

1. Retail trade uses, including food and convenience stores; home, garden and hobby supply stores; florists; bakeries, pharmacies; general merchandise, clothing and antique stores; and newsstands.
2. Retail service uses, including barber shops and hair salons; health clubs; fitness centers; and studios.
3. Business, medical and professional offices.
4. Restaurants.
5. Financial institutions.
6. Apartments, in accordance with the provisions of subsection 124.1.
7. Child care centers.
8. Live/work residential units for artists, artisans, professionals and Internet entrepreneurs on the first floor of the building. Residential living quarters may only occupy the upper floors. The live/work studio will devote the ground floor to the creation, display or sale of art or other business interest of the resident artist, artisan, professional or Internet entrepreneur. Only the artists, artisans, professionals and Internet entrepreneurs and their family may occupy the live/work residential units. Renting or subleasing of live/work residential units is not permitted.
9. Any other use, in the opinion of the approving authority, primarily intended to serve a village business function or which in the opinion of the approving authority is substantially similar to those identified in this subsection.

c. Permitted Accessory Uses.

1. Signs.
2. Parking areas.

3. Satellite earth station antennas, in accordance with subsection 124.6.
 4. Live entertainment at restaurants and existing bars.
 5. Other accessory uses customarily incidental to a permitted primary use.
- d. Permitted Conditional Uses.
1. Outdoor dining at permitted restaurant uses.
 2. Public and institutional uses.
 3. Public utilities.
- e. Prohibited Uses.
1. Drive in use and/or drive up window.
 2. Auto parts stores.
 3. Any service or repair of any device powered by gasoline, diesel fuel, kerosene, propane or any other fuel.

Section 2. Subsection 124.1 entitled “Apartments in Business Zones” in Section 124 entitled “Supplemental Use Regulations” is amended by adding the Meyersville Hamlet Zone to the list of zones covered by this Section, so that Section 124, as amended, reads as follows:

124.1 Apartments in Business Zones.

Apartments permitted in the B-1-5, B-1-20, M-H and M zones shall be at least five hundred (500) square feet in gross floor area, and shall be no more than one thousand (1,000) square feet. Apartments shall not be located on the ground floor of any building, and the gross density of all apartments on the lot shall not exceed five (5) units per acre.

Section 3. Section 131 entitled “Schedule of Bulk Regulations” is supplemented and amended by adding the following bulk regulations for the M-H Meyersville Hamlet Zone:

SECTION 131 - M-H Meyersville Hamlet Zone Bulk Requirements

<u>Minimum Lot Area</u>	<u>20,000 Sq. Feet</u>
<u>Minimum Lot Width (feet)</u>	<u>100'</u>
<u>Minimum Floor Area (square feet)</u>	<u>800 Sq. Feet(ground floor)</u>
<u>Minimum Building Width (feet)</u>	<u>20' (5)</u>
<u>Maximum Height of Building (stories/feet)</u>	<u>2 stories/35 feet</u>
<u>Minimum Front Yard (feet)</u>	<u>25'</u>
<u>Minimum Side Yard (feet)</u>	<u>20' (7)</u>
<u>Minimum Rear Yard (feet)</u>	<u>25'</u>
<u>Maximum Building Coverage (percent)</u>	<u>20%</u>
<u>Lot Coverage (percent)</u>	<u>40%</u>
<u>Floor Area Ratio (FAR)</u>	<u>.40</u>
<u>Buffer (feet)</u>	<u>25' (9)</u>

(5) If building contains more than one business unit, building width requirement shall be fifteen (15) feet. Maximum store size in M, B-1 -5, M-H and B-1 -20 zones shall be three thousand (3,000) square feet.

(7) Aggregate of both side yards must be of at least fifty (50) feet; side and rear yards shall be a minimum of thirty (30) feet when property abuts a residential use or zone.

(9) Buffer is required when property abuts or is located across a street from a residential use or zone.

Section 4. Subsection 121.1 entitled “Enumeration of Zone Districts” is supplemented and amended by adding “M-H Meyersville Hamlet Business” in alphabetical order to the list of zones.

Section 5. Subsection 121.3 entitled “Zoning Map” is supplemented and amended by adding the following language to the end of that Subsection:

The following properties are designated as being in the M-H Meyersville Hamlet Business zone district:

<u>13901</u>	<u>1.01</u>	<u>part</u>
<u>13905</u>	<u>15</u>	
<u>13905</u>	<u>16</u>	
<u>13906</u>	<u>1</u>	
<u>14602</u>	<u>10</u>	
<u>14602</u>	<u>11</u>	
<u>14701</u>	<u>27</u>	
<u>14701</u>	<u>28</u>	<u>part</u>

Section 6. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 7. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 8. This ordinance shall take effect immediately upon final passage and publication as required by law.

OLD BUSINESS:

NEW BUSINESS:

- **2013 Budget Introduction**

ANNOUNCEMENTS/CORRESPONDENCE:

- Hicks Tract Closed March 25 – April 15 for repairs
- Municipal Building will be closed this Friday for Holiday
- Easter Egg Hunt – Saturday March 23, 10:00 AM Riverside Park
- MCSC Tree Sale – Checks payable to Long Hill Twp., or exact cash. Resident plants their own trees

MEETING OPEN TO THE PUBLIC:

Remarks and Statements Pertaining to Any Matter

ADJOURNMENT