



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ  
TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA  
June 24, 2015, 2015  
6:30 PM CLOSED SESSION; 7:30 PM OPEN SESSION**

*A draft of the Township Committee Regular Session Agenda is posted on the Township website at [www.longhillnj.us](http://www.longhillnj.us) on the Monday preceding the meeting.*

**STATEMENT OF ADEQUATE NOTICE**

"In compliance with the Open Public Meetings Law of New Jersey, adequate notice of this meeting was electronically sent to the Echoes Sentinel and posted in the January 15, 2015 edition, and electronically sent to the Courier News and posted in the January 9, 2015 edition. The notice was posted on the bulletin board in the Municipal Building on January 6, 2015 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."

*No matter shall be commenced or continued after 11:00 PM at any meeting unless a motion is passed by the members present to extend the meeting to a later specified cutoff time.*

**EXECUTIVE SESSION**

**RESOLUTION #15-201  
EXECUTIVE SESSION**

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

Property Acquisition:

- Kurz Property update
- Eberle property

Personnel

- Planning & Zoning Department

Contract Negotiations

- Potential Turf Field Rentals

**BE IT FURTHER RESOLVED** that the 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.

**MOVED** by: \_\_\_\_\_ of the Township Committee of the Township of Long Hill that Resolution #15-201 is hereby approved for Executive Session. **SECONDED** by: \_\_\_\_\_

**ROLL CALL VOTE:**

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**OPEN PUBLIC MEETING:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Clerk will call the Roll

**PRESENTATION:** **Historic Plaques**

**RESOLUTIONS #15-215 and #15-216**

Recognizing the Duane H. Nash House and the Taff-Kelley House as Township of Long Hill Historic Sites.

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township that Resolutions 15-215 and 15-216 are hereby approved. **SECONDED** by: \_\_\_\_\_.

**Roll Call Vote:**

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**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: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution #15-202 through #15-214 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION 15-202  
AUTHORIZING RELEASE OF ESCROWS**

**WHEREAS**, the Planning & Zoning Administrator, Board Engineer, Board Attorney, Township Planner have certified that there are no outstanding invoices and have approved the release of the following escrows.

**NOW, THEREFORE, BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, that appropriate municipal officials be and are hereby authorized to release the following escrows as per N.J.S.A. 40:55D-53.1.

**Developer's Escrow**

T-Mobile Northeast, LLC	\$1,440.00
Victor Verlezza 12-04Z	\$62.50

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**RESOLUTION 15-203  
APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill does hereby approve the payment of the bills as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

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**RESOLUTION#15-204  
AUTHORIZING FILING OF DECLARATORY JUDGMENT COMPLAINT IN CONNECTION  
WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, the Township has participated in the New Jersey Council on Affordable Housing (“COAH”) process since it was created in 1985 and has satisfied all of its housing obligations pursuant to the *New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.*, and COAH’s rules and regulations; and

**WHEREAS**, several iterations of COAH’s 3<sup>rd</sup> round rules first adopted in 2004 have been challenged and overturned by the courts; and

**WHEREAS**, on March 10, 2015, the New Jersey Supreme Court, in response to a motion filing by the Fair Share Housing Center, found that the COAH administrative process had become non-functioning and as a result returned primary jurisdiction over affordable housing matters to the trial courts (*In the matter of the adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015)*); and

**WHEREAS**, in doing so, the Supreme Court established a transitional process for municipalities that participated in the administrative process before COAH to file a declaratory judgment action with the trial court seeking to declare their housing elements and fair share plans as being constitutionally compliant and seeking similar protection to those that municipalities would have received if they had continued to proceed before COAH; and

**WHEREAS**, it is in the Township’s best interest to file a declaratory judgment action with the Superior Court in Morris County in accordance with the procedures laid out by the Supreme Court;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey that the Township Attorney is hereby authorized and directed to file a declaratory judgment action with the Superior Court as described in the preamble and to take all other reasonable steps necessary to protect the Townships interests.

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**RESOLUTION #15-205  
AUTHORIZATION TO CONDUCT BLOCK PARTY  
Nottingham Way/Dogwood Terrace**

**BE IT RESOLVED** by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, with the approval of the Long Hill Police Department and the Department of Public Works authorizes the Skyline Ridge Civic Association in Millington to hold a block party on Friday, July 3, 2015 from 12:00 NOON until 11:59 PM in accordance with request letter dated June 23, 2015. The request includes blocking off a portion of Nottingham Way and Dogwood Terrace.

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**RESOLUTION 15-206  
2015 Summer Recreation Camp Staff**

*Amended*

**BE IT RESOLVED** that the Township Committee of the Township of Long Hill upon the recommendations of the Recreation Director and Summer Camp Director, that the following be appointed to the 2015 Summer Recreation Camp Personnel effective June 25, 2015:

**FINAL 6-24-2015**

NAME	POSITION	HOURLY WAGE
Kelly Wells	Camp Director	30.00
Vanessa Fowler	Ass't Site Supervisor	20.50
Jessica Zigarelli	Ass't Site Supervisor	16.50
Elizabeth Skrobacz	Senior Counselor	12.00
James Tagliaferro	Senior Counselor	12.00
Zachery Scanlon	Senior Counselor	12.00
Alyssa Rizzo	Senior Counselor	12.00
Renee Mianowski	Art Director	10.00
Ray Arnold	Counselor	8.25
Reed Arnold	Counselor	8.50
Leilah Capawana	Counselor	8.25
Connor Daly	Counselor	8.25
Matt Giere	Counselor	8.25
Megan Giere	Counselor	8.50
Amy Hackett	Counselor	8.25
Nicholas Haines	Counselor	8.25
Joshua Hansen	Counselor	8.25
William Johnson	Counselor	8.25
Abigail Kesselmeyer	Counselor	8.50
Nicholas Kinsella	Counselor	8.50
Steven Mianowski	Counselor	8.25
Madeline Rae	Counselor	8.75
Julia Skrobacz	Counselor	8.50
Kevin Sylvestri	Counselor	8.50
Aidan Vigliotti	Counselor	8.50
John Vorrius	Counselor	8.25
William Vorrius	Counselor	9.00
Abigail Kesselmeyer	Counselor	8.50
Diana Priovolus	Counselor	8.50
Maria Clark	Counselor	8.25
Garrett Collins	CIT	Volunteer
Alan Ho	CIT	Volunteer
Julia Mianowski	CIT	Volunteer
Sydney Moholkar	CIT	Volunteer
Heather Sherry	CIT	Volunteer

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**RESOLUTION 15-207  
SLUDGE DISPOSAL AGREEMENT**

**FINAL 6-24-2015**

**WHEREAS**, the Township of Long Hill provides sewerage services to the residents of the Township of Long Hill and

**WHEREAS**, as a result of those services must dispose of the sewage sludge pursuant to the Sewerage Authorities Law P.L.1946, c.138, and

**WHEREAS**, the Township of Long Hill wishes to enter into an agreement for disposal of this sewer sludge with the Passaic Valley Sewerage Commission.

**NOW THEREFOR BE IT RESOLVED**, by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey agrees to the following terms of the agreement as follows:

1. PVSC shall be the exclusive provider of treatment and disposal of the Township of Long Hill's waste during the course of this agreement.
2. The date of this agreement shall be June 24, 2015 through June 23, 2020.
3. The price of disposal per thousands of gallons will be \$43.00 per thousand gallons.
4. The Township of Long Hill shall comply with the PVSC's rules and regulations as stated in the agreement and any applicable State and Federal pretreatment standard as or requirement

**BE IT FURTHER RESOLVED**, that the Township Committee of the Township of Long Hill does hereby authorize the Mayor and the Township Clerk to sign the 5 year agreement with the Passaic Valley Sewerage Commission.

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**RESOLUTION 15-208  
 CONTRACT FOR  
 COMPUTER CONSULTING SERVICES [ATON COMPUTING]**

**WHEREAS**, the Township of Long Hill awards a contract to ATON Computing in Somerville, NJ on June 24, 2015 for Computer Consulting Services at the base bid amount of \$118/hr; and

**WHEREAS**, the Township Committee hereby wishes to award the contract for a two year term, there will be no increase in the second year, beginning July 1, 2015 through June 30, 2017; and

**WHEREAS**, ATON Computing has agreed to adhere to the same terms, conditions and amount of \$118/hr as indicated in the contact as per letter proposal of June 5, 2015; and

**WHEREAS**, the Chief Financial Officer has filed a certification of availability of funds in the Management Information System budget line item; 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 computer consulting services contract is hereby awarded for a two year term, ATON Computing, One East High Street, Somerville, NJ 08876 with the contract expiring June 30, 2017
2. The contract is estimated to be for a total number of 416 hours per year in the amount of \$49,088.00, per year.

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**RESOLUTION 15-209  
 Contract for Re-Assessment Services of all Real Property**

**FINAL 6-24-2015**

**WHEREAS**, the Township Committee of the Township of Long Hill has approved a program to annually re-assess all the lands buildings and improvements contained with the boundaries of the Township of Long Hill, and

**WHEREAS**, the Township of Long Hill wishes to engage the services of Appraisal Systems, Inc. an appraisal firm located at 110 S. Jefferson Road, Suite 300, Whippany NJ for the professional re-assessment services for this program, and

**WHEREAS**, the Morris County Board of Taxation and the Director of the Division of Taxation, State of New Jersey have approved an annual re-assessment program set to begin October 1, 2015 to be effective for the tax year 2016; and

**WHEREAS**, Appraisal Systems, Inc. will complete an initial district wide reassessment in compliance with the requirements of N.J.A.C. 18:12A-1.14(c) and will thereafter conduct an annual reassessment program in compliance with all applicable statutes and regulations and directives of the Director of the Division of Taxation and the Morris County Board of Taxation; and

**WHEREAS**, the Township Chief Financial officer, in accordance with N.J.A.C. 5:30-5 has certified the availability of adequate funds to pay the maximum amount of this contract, contingent upon the availability of funds provided by the general budget in line Item: Tax Re-assessment, for each of the given fiscal year over the duration of contract.

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

1. Appraisal Systems, Inc. is hereby authorized to conduct a reassessment of all real property in the Township in accordance with the terms and conditions of their proposal dated June 16, 2015
2. The re-assessment program will run for a five year period
  - October 1, 2015 for tax year 2016 (district wide)
  - October 1, 2016 for tax year 2017
  - October 1, 2017 for tax year 2018
  - October 1, 2018 for tax year 2019
  - October 1, 2019 for tax year 2020
3. The Mayor and the Township Clerk are hereby authorized to sign the agreement with Appraisal Systems, Inc.

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**RESOLUTION 15-210  
AUTHORIZE ADDITIONAL SIGNAGE FOR  
FREEDOM TOUR BIKE RACE SPECIAL EVENT**

**WHEREAS**, Long Hill Township Code Section 155.3 (d) permits no more than (12) twelve signs, Township-wide for any special event; and

**WHEREAS**, the Long Hill Township Chamber of Commerce will be sponsoring the Freedom Tour Bike Race event on July 26, 2015 in the Township of Long Hill as per their Special Event Application # S-15-08; and

**FINAL 6-24-2015**

**WHEREAS**, the Long Hill Township Chamber of Commerce has requested permission to erect up to (40) forty ground signs in the area of the race in order to notify residents of the course information; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Long Hill hereby authorizes the Long Hill Township Chamber of Commerce for their July 26, 2015 special event to erect up to 40 (forty) grounds signs in the area of the race with the understanding that the sponsor will abide by all other regulations in Section 155 titled "Signs".

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**RESOLUTION #15-211  
APPOINTING CLASS II SPECIAL POLICE OFFICERS**

**WHEREAS**, *N.J.S.A. 40A:14-146.10* provides in relevant part that:

"a. Any local unit may, as it deems necessary, appoint special law enforcement officers sufficient to perform the duties and responsibilities permitted by local ordinances authorized by *N.J.S. 40A:14-118* and within the conditions and limitations as may be established pursuant to this Act"; and

**WHEREAS**, *N.J.S.A. 40A:14-146.10* goes on to set forth the minimum qualifications for a special police officer; and

**WHEREAS**, *N.J.S.A. 40A:14-146.10* further provides that:

"Before any special law enforcement officer is appointed pursuant to this Act, the chief of police . . . shall ascertain the eligibility and qualifications of the applicant and report these determinations in writing to the appointing authority . . ."; and

**WHEREAS**, *N.J.S.A. 40A:14-146.11* provides in relevant part that:

"No person may commence his duties as a special law enforcement officer unless he has successfully completed a training course approved by the commission and no special law enforcement officer may be issued a firearm unless he has completed the basic firearms course approved by the commission for permanent regularly appointed police . . ."; and

**WHEREAS**, *N.J.S.A. 40A:14-146.11* further provides that:

"Class II [Special] Officers shall be authorized to exercise full powers and duties similar to those of a permanent, regularly appointed full-time police officer. The use of a firearm by an officer of this class may be authorized only after the officer has been fully certified as successfully completing training as prescribed by the commission . . ."; and

**WHEREAS**, *N.J.S.A. 40A:14-146.14* provides that:

"Special law enforcement officers may be appointed for terms not to exceed one year, and the appointments may be revoked by the local unit for cause after adequate hearing, unless the appointment is for four months or less, in which event the appointment may be revoked without cause of hearing . . ."; and

**WHEREAS**, Chief of Police Michael Mazzeo has recommended the individual named below be

**FINAL 6-24-2015**

appointed as a Class II Special Police Officers, subject to satisfactory completion of their medical and psychological examinations and background investigations:

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

- 1. In accordance with state law, the following individuals are hereby appointed as Class II Special Police Officer for a one year term, effective immediately, at a salary of \$20.00 an hour:

**Raymond C. Schlaier**

- 2. These Special Police Officers shall perform their duties only upon the direction of Chief of Police Michael Mazzeo, or his designee.

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**RESOLUTION #15-212  
AUTHORIZING REFUND OF SPRING RECREATION FEE**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill upon the advice and recommendation of the Recreation Director, does hereby authorize a refund of \$247.00 for the 2015 Summer Camp Recreation Fee to the following individual:

Jeff Goethals  
684 Heritage Road  
Millington, NJ 07946

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**RESOLUTION 15-213  
APPROVING SPECIAL EVENT LICENSE  
[CONCERT ON THE HILL]**

**BE IT RESOLVED**, by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey upon the advice of the Township Clerk, that all documents have been reviewed and are in good order, does hereby authorize the Township Clerk to approve and sign the application and approve the license # S-15-07 for the event to the "Sponsor" Shrine of Saint Joseph, for their Special Event; the "Concert on the Hill" to be held from 6:00 PM – 9:00 PM on August 1, 2015 on the grounds of the Shrine of St. Joseph.

**BE IT FURTHER RESOLVED** that the Police Department has determined that police services are not required for this event.

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**RESOLUTION 15-214  
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:

Michael J. Conant

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**ORDINANCES**

**ORDINANCE PUBLIC HEARING/CONSIDERATION OF ADOPTION**

**ORDINANCE # 343 -15  
APPROVING UPDATED ZONING MAP AND AMENDING SECTION 121 OF THE  
TOWNSHIP LAND USE CODE ENTITLED “ZONE DISTRICTS”**

**WHEREAS**, the Township has not updated its zoning map since May 1997; and

**WHEREAS**, Township Engineer, Paul Ferriero, in response to a request from the Township Clerk, has prepared an updated version of the zoning map; and

**WHEREAS**, this new map makes no substantive changes to the zone boundaries or zone districts, but rather incorporates the changes made by ordinance narrative since the adoption of the previous map;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey that Section 121 of The Township Land Use Code entitled “Zone Districts” is amended as follows:

**Section 1.** Subsection 121.3 entitled “Zoning Map” is amended in its entirety to read as follows:

**121.3     Zoning Map**

The Zoning Map delineating the above districts entitled "Zoning Map, Township of Long Hill" prepared by the Township Engineer, Paul Ferriero, of Ferriero Engineering, and dated October 2014 is incorporated herein by reference. Where the district boundary lines do not coincide with lot lines or the center lines of the street or rights-of-way as they existed at the time of this Ordinance, they shall be as designated on the Zoning Map by figures or dimensions.<sup>1</sup>

**Section 2.**     The Township Clerk is instructed to post the updated zoning map on the Township website, and send copies to the Township Zoning Officer, the Board of Adjustment,

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<sup>1</sup> Please note that subparagraphs a, b, c and d have been eliminated as a result of this amendment.

**FINAL 6-24-2015**

the Planning Board, and the County of Morris, and to submit a copy to Coded Systems for inclusion in the Township Code.

**Section 3.** 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 4.** 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 5.** This ordinance shall take effect immediately upon final passage and publication as required by law.

**NOTICE**

The foregoing ordinance having been introduced and passed on first reading by the Township Committee of the Township of Long Hill, in the County of Morris on Wednesday, June 25, 2015 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, June 24, 2015 at the Municipal Building, 915 Valley Road, Gillette, New Jersey when and where or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Cathy Reese, RMC, CMR  
Township Clerk

Open Public Hearing  
Close Public Hearing

**MOVED** by: \_\_\_\_\_ of the Township Committee of the Township of Long Hill that Ordinance #343-15, be approved for final adoption. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**ORDINANCE # 357 -15  
AN ORDINANCE ADOPTING AMENDMENTS TO THE TOWNSHIP LAND USE  
ORDINANCE AS RECOMMENDED BY THE PLANNING BOARD**

*STATEMENT OF PURPOSE: To clarify the Township Land Use Ordinance, make the Land Use Ordinance more consistent, remove outdated passages and add items left out of prior ordinance revisions.*

**WHEREAS**, the Planning Board has recommended certain changes to the Township Land Use Ordinance as outlined in an April 7, 2015 memorandum from Planning Board Planner, Kevin O'Brien, which will clarify the Township Land Use Ordinance, make the Land Use Ordinance more consistent, remove outdated passages and add items left out of prior ordinance revisions;

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey that various sections of the Township Land Use Ordinance are hereby supplemented and amended and a new Chapter XIV entitled "Lot Grading" is hereby added to the Township Code as follows<sup>2</sup>:

**Section 1.** The definition of "Lot Coverage" in Section 111 entitled "General Terms" in Section 110 entitled "Definitions" is amended to read as follows:

*Lot, coverage* — that percentage of the lot area which is devoted to improvements such as, but not limited to, buildings, structures, paved or gravel parking areas, loading areas, paved or gravel driveways and walks, pools or ponds and patios and all other paved or impervious surface areas. Gravel areas not subject to compaction (such as decorative stone used in planting beds) shall not be considered as lot coverage.

**Section 2.** Section 146 entitled "Stormwater Management" is amended in its entirety to read as follows:

**146 STORMWATER MANAGEMENT**

**146.1 Applicability**

**A.** Stormwater management review shall be required as follows:

- (1) To disturb more than more than five percent (5%) of the lot area, or 1,000 square feet, whichever is lesser.
- (2) To create a net increase of more than 400 square feet of impervious cover.
- (3) No permit will be required for disturbances under 400 square feet

**B.** The following actions are exempt from this Chapter:

- (1) Any activity protected from municipal regulation by the Right-to-Farm Act, provided that the activity is being performed in accordance with a "Farm Conservation Plan".
- (2) The planting and harvesting of crops, plants, flowers or shrubs in areas devoted to single family use on the subject property.
- (3) The removal and replacement of an existing impervious driveway where no change in grade or footprint occurs.
- (4) Rehabilitation of existing vegetated areas where there is no material change in grade, surface type, or storm water runoff patterns.
- (5) Maintenance work performed by the Township through the Department of Public

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<sup>2</sup>Additions in text indicated by underline; deletions by strikeouts.

Works or through a municipal contract with an outside entity.

(6) Projects exempted by State law from the requirements of this ordinance.

**146.2 Design Standards.**

Whenever the NJDEP Stormwater Regulations set forth in NJAC 7:8-1.1 et seq., are stricter than the regulations set forth in this Section, the NJDEP regulations shall control.

The design of stormwater management facilities shall, to the greatest extent possible, be designed in accordance with the NJ Stormwater Best Management Practices Manual, unless otherwise noted herein.

Specific design criteria are as follows:

A. All "Major Developments" as that term is defined in NJAC 7:8-1.2 shall meet the stormwater management design and construction criteria set forth in the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21) for major Developments. These standards shall apply to all projects, residential and nonresidential.

B. Developments not meeting the definition of Major Development shall be designed to include the following stormwater management measures where applicable:

(1) Seepage pits or other infiltration measures shall be provided with a capacity of four (4") inches of runoff for each square foot of new impervious area.

(2) When the approving agency finds that the existing conditions are not conducive to infiltration, the applicant may provide other stormwater management facilities as to result in a Zero Net Runoff as calculated by the Modified Rational Method.

(3) When the ground surface is changed in character such that an increase in runoff results, but the new surface is not impervious, seepage pits or other stormwater management facilities shall be provided to result in a Zero Net Runoff Rate as calculated by the Modified Rational Method.

C Drywell Design: Stone used in the infiltration devices shall be two and one-half (2 ½") inches clean stone and design void ratio of thirty-three (33%) percent shall be used. The infiltration measures shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property to the greatest extent feasible. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices. The infiltration of water during the rainfall event shall not be counted as a "credit" toward the storage requirement.

D Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

E. For the purposes of this chapter, gravel areas that are subject to compaction (such as driveways, parking areas and walking paths) shall be considered impervious. Gravel areas not subject to compaction (such as decorative stone used in planting beds) shall be considered pervious.

F. All roof gutters shall be protected from the accumulation of leaves and litter by the installation of a gutter cap leaf separation device within the project area. Gutter screens or louvers are not acceptable

**FINAL 6-24-2015**

**146.4 Waivers and Exceptions.**

A. Standards for Relief. Relief from this section shall be as set forth in N.J.S.A. 40:55D-70c.

B. Approving Authority. All applications subject to the review of a Land Use Board shall be reviewed by the Board concurrently with subdivision, site plan, or variance review. Where an application is reviewed by a Land Use Board, a separate review by the Engineering Department is not required

C. Appeals. The appeal of the determination of the Township Engineer shall be made in accordance with N.J.S.A. 40:55D-70a. Appeals to the determination of a Land Use Board shall be in accordance with Chapter 174 of this Ordinance.

**Section 3.** Section 182 entitled "Schedule of Fee and Escrow Deposits" (as previously amended by Ordinance 330-14 is supplemented and amended by adding the following category:

					Fee	Escrow
<u>34</u>	<u>Unimproved Road</u>	<u>%</u>	<u>%</u>	<u>Unimproved Road Application</u>	<u>\$500</u>	<u>\$750</u>

**Section 4.** Section 167 entitled "Land Use Application Checklist" is supplemented and amended by adding the following signature lines to the end of the checklist which is attached to Section 167 as Exhibit "A".

(a) To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN/SUBDIVISION WITH THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

(b) To be completed before submission:

SITE PLAN/SUBDIVISION OF:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tax Map Number: \_\_\_\_\_

Date \_\_\_\_\_ Scale: \_\_\_\_\_

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

(c) To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

Name: \_\_\_\_\_

Title \_\_\_\_\_

(d) To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Date: \_\_\_\_\_ Secretary: \_\_\_\_\_

Date: \_\_\_\_\_ Board Chair: \_\_\_\_\_

I HAVE REVIEWED THIS SITE PLAN/SUBDIVISION AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION:

Date: \_\_\_\_\_ Township Engineer: \_\_\_\_\_

(e) To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES:

Date: \_\_\_\_\_ Township Clerk: \_\_\_\_\_

Section 5. There is hereby created a new Chapter XIV in the Township Code entitled "Lot Grading" which reads as follows:

**CHAPTER XIV - LOT GRADING**

**14-1 Permit Required.**

14-1.1 A Grading Permit shall be required as follows:

- A. To disturb more than five percent (5%) of the lot area, or 1,000 square feet, whichever is lesser.
- B. To create a net increase of more than 400 square feet of impervious cover.
- C. No permit will be required for disturbances under 400 square feet.

14-1.2 The following actions are exempt from this Chapter:

- A. Any activity protected from municipal regulation by the Right-to-Farm Act, provided that the activity is being performed in accordance with a "Farm Conservation Plan".
- B. The planting and harvesting of crops, plants, flowers or shrubs in areas devoted to single family use on the subject property.
- C. The removal and replacement of an existing impervious driveway where no change in grade or footprint occurs.
- D. Rehabilitation of existing vegetated areas where there is no material change in grade, surface type, or storm water runoff patterns.
- E. Maintenance work performed by the Township through the Department of Public Works or through a municipal contract with an outside entity.

F. Projects exempted by State law from the requirements of this ordinance.

G. Projects that are subject to review by the Planning Board or Zoning Board of Adjustment, with the exception that individual lots within subdivisions approved by the Boards shall be subject to these standards at the time of a building permit is issued for each lot.

**14-2 Applications.**

A Applicants are encouraged to request a pre-application review with the Engineering Department prior to the submission.

B Applications for a Grading Permit shall be made to the Township Construction Official, in triplicate, and on forms available in the Construction Department.

C Application for a Lot Grading Permit shall include the following, unless waived by the approving authority:

- (1) Lot, block and street address of subject property
- (2) Name and address of property owner.
- (3) Name and address of applicant.
- (4) Name and address of the person(s) who is to perform the work.
- (5) Dates when the work is to be commenced and completed.
- (6) Scaled drawing of property showing extent of proposed work
- (7) Such other information as the approving authority may consider pertinent.

**14-3 Design Standards**

A. Grading Permit applications shall meet the design standards of the following chapters of the Land Use Ordinance:

- (1) Chapter 141: Conservation Easements
- (2) Chapter 142: Critical Area Requirements
- (3) Chapter 143: Flood Damage Protection
- (4) Chapter 146: Stormwater Management

B. The following additional design standards shall apply:

- (1) Final vegetated slopes shall be no more than 1 vertical on 3 horizontal unless specifically permitted by the approving authority.
- (2) The area of disturbance shall be delineated by silt fencing installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey unless specifically waived by the approving authority.
- (3) Tree protection and a tracking pad shall be installed in accordance with

the Standards for Soil Erosion and Sediment Control in New Jersey unless specifically waived by the approving authority.

(4) Any other appropriate measures as may be determined by the approving authority.

**14-4 Fee.**

The fee for a Grading permit shall be as set forth in Section 183.9 of this Ordinance.

**14-5 Life of Permit.**

Any permit issued pursuant to the provisions of this section shall be valid for a period not exceeding one hundred twenty (120) days and all work contemplated shall be completed within that time except on approval from the Township Engineer for an extension.

**14-6 Violations and Penalties.**

A person who shall violate any provision of this section shall, upon conviction thereof, be liable to the penalty stated in Chapter I, Section 1-5. Each day of violation shall be considered as a separate offense.

**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.

**NOTICE**

The foregoing ordinance having been introduced and passed on first reading by the Township Committee of the Township of Long Hill, in the County of Morris on Wednesday, May 27, 2015, will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, June 24, 2015 at the Municipal Building, 915 Valley Road, Gillette, New Jersey when and where or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Cathy Reese, RMC, CMR,  
Township Clerk

Open Public Meeting

Close Public Meeting

**MOVED** by: \_\_\_\_\_ of the Township Committee of the Township of Long Hill that Ordinance #357-15, be approved for final adoption. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**ORDINANCE #358-15**  
**AFFIRMING THE CREATION OF THE HISTORIC PRESERVATION ADVISORY**  
**COMMITTEE AND SUPPLEMENTING AND AMENDING THE TOWNSHIP CODE**

*STATEMENT OF PURPOSE: To make the Historic Preservation Advisory Committee a permanent committee by including it in the Township Code and also restructuring the committee to include nine regular members and no alternates.*

**WHEREAS**, the Township Historic Preservation Advisory Committee (“HPAC”) was created in 1999 by the adoption of Resolution 96-#299; and

**WHEREAS**, HPAC has proved an invaluable asset to the Township and has taken the lead on a number of projects including the restoration of the Old Millington Schoolhouse; and

**WHEREAS**, the Township Committee wishes to make HPAC a permanent committee and to include it in the Township Code; and

**WHEREAS**, the members of HPAC have asked that the structure of the Committee be changed so that there are nine regular members rather than seven regular members and two alternate members;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey, that Article VI entitle “Sports, Committees, Commissions” in Chapter II entitled “Administration” is hereby supplemented and amended as follows:

**Section 1.** There is hereby created a new Section 2-35 entitled “Historic Preservation Advisory Committee” which reads as follows:

**2-35.1. Creation.**

*There is hereby established a Historic Preservation Advisory Committee consisting of ~~seven (7)~~ nine (9) regular members ~~and two (2) alternate members.~~<sup>3</sup>*

*a. The Historic Preservation Advisory Committee shall consist of at least one member of each of the following classes of members:*

*Class A - a person who is knowledgeable in building design and construction or architectural history and who may reside outside the Township,*

*Class B - a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the Township.*

*Class C - Class C shall be those members who are not designated as Class A or Class B citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment.*

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<sup>3</sup> Additions to Resolution 96-299 are shown by underlining and deletions by strikeout.

*b. The Mayor shall appoint all members of the Committee and shall designate at the time of appointment the regular members by class ~~and the alternate members as "alternate no. 1" and "alternate no. 2".~~ The terms of the members first appointed under this ~~Resolution ordinance shall expire on December 31, 1996, except that these first appointees shall serve until their successors are appointed.~~ The terms of the members appointed in 1997 shall be so determined that to the greatest practicable extent, the expiration of the terms shall be distributed in the case of regular members, evenly over the first four years after their appointment, ~~and in the case of alternate members, evenly over the first two years after their appointment;~~ provided that the initial term of no regular term shall exceed four years ~~and that the initial term of no alternate member shall exceed two years.~~ Thereafter, the term of regular member shall be four years, ~~and the term of an alternate member shall be two years.~~ A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only.*

*c. ~~(Reserved) Alternate members shall meet the qualifications of Class C members. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, alternate no. 1 shall vote.~~*

*d. The Historic Preservation Advisory Committee shall elect a Chair and select a secretary, who shall be a member of the Historic Preservation Advisory Committee. The Committee shall obtain its legal counsel from the Township Attorney.*

*e. No member of the Historic Preservation Advisory Committee shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest*

*f. A member of the Historic Preservation Advisory Committee may, after public hearing if he requests it, be removed by the Township Committee for cause.*

### **2-35. 2. Responsibilities**

*The Historic Preservation Advisory Committee shall have the responsibility to:*

*a. Prepare a survey of historic sites in the Township;*

*b. Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;*

*c. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;*

*d. Advise the Planning Board and Board of Adjustment on applications for development pursuant to Section 3 of this Resolution;*

*f. (sic) Carry out such other advisory, educational and informational functions as will promote historic preservation in the Township.*

### **2-35. 3. Referral of Board Applications.**

*The Planning Board and Board of Adjustment shall refer to the Historic Preservation Advisory Committee every application for development submitted to either Board for development in historic preservation districts or on historic sites identified in any component element of the master plan. This referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application*

*as required shall not invalidate any hearing or proceeding. The Historic Preservation Advisory Committee may provide its advice, which shall be conveyed through its delegation of one (1) of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.*

**2-35. 4. Referral of Permit Applications.**

*All applications for issuance of permits pertaining to historic sites shall be referred to the Historic Preservation Advisory Committee for an advisory report concerning historic preservation to any of those aspects of the change proposed, which aspects were not determined by approval of any application for development by a municipal agency pursuant to the MLUL. The Historic Preservation Advisory Committee shall submit its advisory report to the Construction Official.*

*When time does not allow the submission of a permit application to the full Committee, the chair of the Historic Preservation Advisory Committee may act in the place of the full Committee for purposes of this Section.*

**2-35. 5. Standards.**

*The Historic Preservation Advisory Committee shall be guided by the following design standards in reviewing applications:*

*(1) Every reasonable effort should be made to provide a compatible use for structures which will require minimum alteration to the building.*

*(2) Rehabilitation should not destroy the distinguishing qualities or character of the structure. The removal or alteration of any historic material or architectural features should be held to a minimum, consistent with the proposed use.*

*(3) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of original features.*

*(4) Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and which often predate the mass production of building material should be retained wherever possible.*

*(5) All structures should be recognized as products of their own time. Authorization to create an appearance inconsistent with the original character of the structure should be discouraged.*

*(6) Contemporary design for new structures in historic districts and additions to existing structures or landscaping should not be discouraged if such design is compatible with the size, scale, color, material and character of the historic district, building or environment.*

*(7) Consideration shall be given to detrimental impact and the financial hardship on the applicant affected by the application of historic preservation standards, and promoting less expensive alternatives when undertaking an alteration, improvement, rehabilitation or restoration of a structure.*

*(8) Most properties change over time; those changes that have acquired historic significance in their own right should be preserved.*

*(9) The Committee shall be guided for further details by the "Secretary of Interior Standards for Historic Preservation Projects", prepared by the Office of Archeology in Historic Preservation, United States Department of the Interior, Washington, D.C., as amended and supplemented.*

**Section 5.** Any and all other ordinances or parts thereof in conflict or inconsistent with any

**FINAL 6-24-2015**

of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

**Section 6.** 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 7.** This ordinance shall take effect immediately upon final passage and publication as required by law.

**NOTICE**

The foregoing ordinance having been introduced and passed on first reading by the Township Committee of the Township of Long Hill, in the County of Morris on Wednesday, May 27, 2015, will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, June 24, 2015 at the Municipal Building, 915 Valley Road, Gillette, New Jersey when and where or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Cathy Reese, RMC, CMR  
Township Clerk

**Open Public Meeting**

**Close Public Meeting**

**MOVED** by: \_\_\_\_\_ of the Township Committee of the Township of Long Hill that Ordinance #358-15, be approved for final adoption. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**COMMITTEE LIAISON REPORTS:**

**DISCUSSION / ACTION ITEMS:**

- Copper Springs Proposal

**OLD BUSINESS:**

**NEW BUSINESS:**

**Announcements/Correspondence:**

- Sewer Bills
- 2015 Skin Cancer Screening - July 28 and August 3/ Pre-Registration is required thru Bernards Twp. Health Dept.

**FINAL 6-24-2015**

**MEETING OPEN TO THE PUBLIC:**

Remarks and Statements Pertaining to Any Matter

**ADJOURNMENT – *Possible Exec. Session***