



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ  
TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA  
OCTOBER 26, 2016  
7:30 PM OPEN SESSION, Closed Session 6:45 PM**

*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 14, 2016 edition, and electronically sent to the Courier News and posted in the January 12, 2016 edition. The notice was posted on the bulletin board in the Municipal Building on January 5, 2016 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."

**EXECUTIVE SESSION**

**RESOLUTION #16-287  
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:

Personnel:

- 2016 Compensation Completion

Attorney/Client Privilege:

- Sewer Lien – Moreland

**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 #16-287 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

**COMMITTEE LIAISON REPORTS:**

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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 Resolutions #16-288 through #16-294 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**RESOLUTION #16-288  
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 #16-289  
APPROVAL AND RELEASE OF 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 October 12, 2016 Township Committee Meeting.

**BE IT FURTHER RESOLVED** that the Township Committee hereby approves the October 12, 2016 Special Executive Session Meeting Minutes and Regular Session Executive Meeting Minutes as redacted by the Township Attorney.

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**RESOLUTION #16-290  
AWARDING CONTRACT FOR MITCHELL ROAD DRAINAGE PROJECT  
TO JTG CONSTRUCTION INC.**

**WHEREAS, ten (10)** bids were received by the Township Administrator on September 28, 2016 for the Mitchell Road Drainage Project.; and

**WHEREAS**, the low bidder was JTG Construction Inc., 188 Jefferson St., Suite 387, Newark, NJ 07105, who bid \$49,636.00; and

**WHEREAS**, Township Administrator recommends that the contract be awarded to JTG Construction Inc. as the lowest responsible bidder; and

**WHEREAS**, the governing body has reviewed the recommendations made by the Township Administrator; and

**WHEREAS**, the Township Chief Financial Officer in accordance with N.J.A.C. 5:30-5 has certified that sufficient funds are available to cover the full cost of the contract;

**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 contract for the Mitchell Road Drainage Project is hereby awarded to JTG Construction Inc., 188 Jefferson St., Suite 387, Newark, NJ 07105 for a lump sum of \$49,636.00, in accordance with the bid specifications and its bid dated September 28, 2016.
2. The Mayor and Clerk are hereby authorized and directed to execute the contract for the Mitchell Road Drainage Project in accordance with the bid documents.
3. The Township Clerk is hereby authorized and directed to return the bid bonds or certified checks to all unsuccessful bidders.
4. The Township Clerk is also authorized and directed to return the bid bond or certified check of JTG Construction Inc., upon receipt of a fully executed contract and all other required documents.
5. This contract will be properly charged to Capital Ordinance #353-15

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**TOWNSHIP OF LONG HILL  
RESOLUTION 16-291  
(Amending Resolution 16-035)**

**DESIGNATING THE OFFICIAL DEPOSITORIES & SIGNATURES ON BANK ACCOUNTS**

**BE IT RESOLVED** by the Township Committee of the Township of Long Hill that the following banks are hereby designated as depositories for funds for the Township of Long Hill for 2016 and checking accounts as indicated, shall be maintained as follows:

**Investors Bank**

- Current Account
- Federal / State Grant Account
- Capital Account
- Open Space Trust Account
- Public Parking Enterprise Account
- Recycling Trust Account
- Other Trust Account
- Unemployment Trust
- Animal Trust Account
- Law Enforcement Trust
- COAH Trust
- Payroll Account
- Recreation Account
- Clerk Account
- Tax Account
- Sewer Account
- Credit Fee Account

**Bank of America**

Escrows Account

**BE IT FURTHER RESOLVED** by the Township Committee that the following banks are hereby designated as depositories for saving funds and escrow accounts for the Township of Long Hill for the year 2016:

- Millington Bank, Millington, N.J.
- JPMorgan Chase Bank, Stirling, N.J.
- Bank of America, Stirling, N.J.
- New Jersey Cash Management Plan, Trenton, N.J.
- PNC Bank, Stirling, N.J.
- Peapack Gladstone Bank, Warren, N.J.
- Investors Bank, Stirling, N.J.
- TD Bank, Warren, N.J.
- Santander Bank, Stirling, N.J.

**BE IT FURTHER RESOLVED** that all withdrawals against the foregoing accounts shall bear the signatures of the following officials of said Township: Chief Financial Officer, and Township Administrator. In the absence of the Chief Financial Officer or Township Administrator, the Mayor or Township Clerk may sign, and Assistant Treasurer may sign for the Payroll account.

**BE IT FURTHER RESOLVED** that in the event of illness or absence of the Township Administrator, Mayor, Chief Financial Officer, Deputy Mayor or Township Clerk that two (2) of the required signatures will be sufficient for a ten (10) day period upon due notification to said banks.

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**RESOLUTION 16-292  
APPOINTING CROSSING GUARD- LLOYD**

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

1. Upon the advice and recommendation of Michael Mazzeo, Chief of Police, Mr. John Lloyd is hereby appointed as School Crossing Guard.
2. Mr. John Lloyd shall be considered part-time and serve on an as needed basis.,
3. The appointment shall be effective on October 27, 2016 at a rate of \$21.68 per hour.
4. The Township’s Personnel Policy & Procedure Manual shall be applicable to this position and the duties are to be defined by the Chief of Police.

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**RESOLUTION 16-293  
AUTHORIZING ADDENDUM TO AGREEMENT FOR PROVISION OF ENERGY SUPPLY  
SERVICES BETWEEN THE TOWNSHIP AND IDT ENERGY, INC.**

**WHEREAS**, the Township Committee adopted Ordinance #346-15 on February 23, 2015 joining the Morris Area Energy Cooperative Program pursuant to N.J.S.A. 48:3-93.1, et seq.; and

**WHEREAS**, pursuant to the program, the Township entered into a written contract with IDT Energy, Inc. for the provision of electric generation service on behalf of the residential customers in the Township; and

**WHEREAS**, on October 17, 2016, Wharton Borough, as lead agency for the Morris Area Energy Cooperative, agreed to extend the initial contract with IDT for a 14-month period from September 1, 2017 through October 31, 2018; and

**WHEREAS**, that extended term is set forth in an Addendum to Agreement for Provision of Energy Supply Services between the Township of Long Hill and IDT Energy, Inc. dated October 17, 2016; and

**WHEREAS**, the Township Committee has determined that it is in the best interests of the residents of the Township to approve this Addendum;

**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 Mayor and Clerk are hereby authorized and directed to sign the Addendum described in the preamble.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 16-294  
AUTHORIZING THE CANCELLATION OF CAPITAL BALANCES**

**WHEREAS**, certain General Capital Improvement balances remain dedicated to projects which have been completed; and

**WHEREAS**, the balances are no longer necessary for the purposes originally authorized;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Long Hill hereby directs that the following balances of unexpended General Capital Improvement Authorizations be cancelled:

<u>Ordinance</u>	<u>Improvement Authorization</u>	<u>Balance</u>
#322-13	Sewer System Improvements	\$1,136,000.00
#332-14	Carlton Road Drainage	\$50,000.00
#356-15	Matthew Kantor Turf Field	\$28,847.27

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**RESOLUTION**

**TOWNSHIP OF LONG HILL  
RESOLUTION # 16-274**

**AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO REQUEST A  
PREAPPLICATION CONFERENCE WITH GREEN ACRES IN CONNECTION WITH  
THE PROPOSED EXCHANGE OF LANDS WITH PARTHENON REALTY, LLC**

**WHEREAS**, the Township of Long Hill (the “Township”) is the owner of Lot 3 in Block 11301; and

**WHEREAS**, Parthenon Realty, LLC (“Parthenon”) is the owner of Lot 4 in Block 11301 and Lot 15 in Block 11401; and

**WHEREAS**, the Township and Parthenon have negotiated a proposed exchange of lands that will give the new Township park access to the traffic light at Plainfield Road; and

**WHEREAS**, the Township property was acquired with a combination of Green Acres funds, Morris County Open Space Trust funds and Township Open Space Trust funds; and

**WHEREAS**, as a result, the Township must obtain the approval of Morris County, the Commissioner of Environmental Protection and the State House Commission for the exchange or it will be void and of no legal effect; and

**WHEREAS**, the Township Committee has determined that the proposed diversion will fulfill a compelling public need by providing safe access to and from the new Township park and will thereby mitigate a hazard to the public health, safety and welfare; and

**WHEREAS**, there is no feasible, reasonable and available alternative to the proposed diversion; and

**WHEREAS**, Green Acres regulations require that, prior to submitting an application for approval of a diversion of parkland, a local government unit must contact Green Acres to request information on the Department's rules pertaining to the proposed diversion of parkland and the related procedural requirements and to request a preapplication conference with Green Acres [minor diversions - N.J.A.C. 7:36-26.4; major diversions - N.J.A.C. 7:36-26.9];

**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 Mayor and Township Clerk are hereby authorized and directed to sign the attached Letter of Intent to exchange lands with Parthenon Realty, LLC, a copy of which is attached hereto and which is incorporated herein by reference.
2. The Township Administrator is hereby authorized and directed to request a preapplication meeting with Green Acres in accordance with the applicable regulations.
3. The Township Engineer is hereby authorized to perform any additional work necessary to file the request for a preapplication meeting. The Engineer's invoices shall be charged to the Township's Open Space Trust fund.

- 4. No binding contract to exchange these lands may be executed until it is authorized by ordinance in accordance with the requirements of the Local Lands and Buildings Law, at N.J.S.A. 40A:12-16.

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution #16-274 is hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**ORDINANCES**

**ORDINANCE INTRODUCTION**

**TOWNSHIP OF LONG HILL  
ORDINANCE #392-16**

**AN ORDINANCE CONCERNING VALLEY ROAD ZONING AND SUPPLEMENTING AND AMENDING VARIOUS SECTIONS OF THE TOWNSHIP LAND USE ORDINANCE, 1996 (AS PREVIOUSLY SUPPLEMENTED AND AMENDED)**

*Statement of purpose: to update the Valley Road Zoning Regulations to reflect changes recommended by the Township Planning Board.*

**WHEREAS**, the latest Valley Element of the Township Master Plan was adopted by the Planning Board in September of 2015; and

**WHEREAS**, the Planning Board has recommended the adoption of an Ordinance to implement the changes contained in the Valley Element of the Master Plan; and

**WHEREAS**, this latest draft of this Ordinance reflects ongoing discussions between the Planning Board and the Township Committee;

**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, 1996 (as previously supplemented and amended) are hereby further supplemented and amended as follows:



**Section 1.** Subsection 103.5 entitled “Principal Buildings Per Lot” is amended to read as follows:

## **103 SCOPE**

### **103.5 Principal Buildings Per Lot.**

No more than one (1) principal building shall be permitted on any one (1) lot in the Township, except in the R-MF, R-MF-2, R-MF-3, TH, PSO and LI-2 zone districts.

**Section 2.** Section 111 entitled “General Terms” in Section 110 entitled “Definitions” is supplemented and amended by adding the following new definitions of “Banquet Facility”, “Dance Hall”, and “Hotel, inn and/or bed and breakfast” and “Night Club”; deleting the definition of “Fast food restaurant”, and amending the definitions of “Live entertainment” and “Restaurant” to read as follows:

## **Section 110 DEFINITIONS**

### **111 GENERAL TERMS**

*Banquet Facility*— an establishment where food and drink are prepared, served, and consumed on premise for scheduled, privately organized parties.

*Dance Hall* — an establishment in which more than 10% of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for dancing.

*Live entertainment* — music, comedy, dinner theater and similar entertainment presented as a supplemental activity to dining and drinking functions at restaurants, banquet facilities, art galleries, and bars.

*Hotel, inn and/or bed and breakfast.* — A facility offering overnight accommodations in a dwelling unit provided to transients for compensation and may include a small banquet or dining room.

*Night Club* — an establishment that is open only late at night, in which music is provided, along with space in which dancing may be conducted.

*Restaurant* — an establishment where food and drink are prepared, and served for consumption on or off premises.

**Section 3.** Subsections 121.1 entitled “Enumeration of Zone Districts” and 121.3 entitled “Zoning Map” in Section 121 entitled “Zone Districts” in Section 120 entitled “Zone Districts and Use Regulations” are amended to read as follows:

## SECTION 120 ZONE DISTRICTS AND USE REGULATIONS

### 121 ZONE DISTRICTS

#### 121.1 Enumeration of Zone Districts

For the purposes of this Ordinance, the Township is hereby divided into the following zone districts:

C	Conservation
R-2	Residence
R-3	Residence
R-4	Residence
R-5	Residence
R-MF	Multifamily Residence
R-MF-2	Multifamily Residence
R-MF-3	Multifamily Residence
TH	Townhouse
SC	Senior Citizen Housing
B-1-5	Village Business
B-1-20	Village Business
M	Millington Village Business
M-H	Meyersville Hamlet Business
O	Office Zone
B-D	Downtown Valley
PSO	Planned Shopping Overlay
VIO	Valley Industrial Overlay
PVO	Passaic Valley Overlay

LI-2	Limited Industrial
P	Public Use

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, 2016 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.

**Section 4.** Section 122 entitled "Use Regulations" is amended as follows:

**122 USE REGULATIONS**

122.6 B-D Downtown Valley Commercial Zone District

a. Permitted Primary Uses.

1. Retail trade uses, including: supermarkets, food and convenience stores, home, garden supply and nursery centers, hobby supply stores, florists, bakeries, pharmacies and drug stores, general merchandise, clothing and antique stores, sporting equipment, furniture stores, and wine and liquor stores.
2. Retail service uses, including barber shops and hair/beauty salons, repair shops, dry cleaners, and tailors.
3. Business and professional offices.
4. Medical and dental offices and clinics.
5. Financial institutions.
6. Restaurants, including outdoor dining and live entertainment.
7. Banquet facilities, including outdoor dining and live entertainment
8. Child care centers and nursery schools.
9. Hotel, Inn or Bed & Breakfast establishments
10. Funeral homes.
11. Health clubs, fitness centers,
12. Recreational uses utilizing the Passaic River that provide water craft that do not require a license.
13. Recreational uses
14. Non-profit membership organizations and fraternal organizations.
15. Movie theaters of up to six screens and taverns with live music.
16. Arts Centers including live entertainment venues and/or instruction in any of the arts.

17. Art Galleries and studios.
18. Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.

b. Permitted Accessory Uses.

1. Signs.
2. Parking facilities.
3. Satellite earth station antennas, in accordance with Section 124.6.
4. Street Furniture and other pedestrian amenities
5. Bicycle parking facilities
6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation.
7. Drive up windows
8. Any other accessory use, which in the opinion of the approving authority is customarily incidental or accessory to a permitted primary use.

c. Permitted Conditional Uses.

1. Public and institutional uses.
2. Public utilities.

d. Prohibited Uses

Single family detached residences or any other residential uses on the first floor

e. All development in the zone shall conform to the Township architectural standards in Section 152 of this ordinance, and the landscaping standards of Section 153 of this Ordinance.

#### 122.12 PSO Downtown Valley Commercial Zone District Planned Shopping Overlay

The Planned Shopping Overlay applies only to properties within the B-D Zone specifically marked on the Zoning Map as B-D/PSO. Primary, accessory and conditional uses are identical to the B-D zone.

The purpose of the Planned Shopping Overlay (PSO) is to identify the Township's main commercial area, which contains the Township's primary retail sales and service establishments. The goals of the Overlay are to insure that future development in this area is oriented to the shopping, service and other needs of Township and area residents; and to encourage the upgrading and beautification of properties in this area for the purpose of creating a visually

cohesive business district, including improved building design, landscaping, signage, screening and other site improvements.

122.13 VIO Downtown Valley Commercial Zone District Valley Industrial Overlay

The Valley Industrial Overlay applies only to properties within the B-D Zone specifically marked on the Zoning Map as VIO.

The purpose of this Overlay is to identify existing industrial development in this area; to encourage an upgrading and beautification of existing light industrial land uses and to ensure that such land uses do not negatively impact surrounding development. Very few uses are allowed in this Overlay, which is limited to those uses already existing and other allowed uses within the B-D Zone. Existing businesses are encouraged to continue but no additional uses are allowed. It is also designed for those existing and allowed industrial and commercial uses which have a minimum of environmental impacts but have traffic, or utilitarian or operational requirements that make them more appropriately located adjacent to compatible land uses, rather than residential uses.

- a. Permitted Primary Uses.
  1. All Primary Uses permitted in the B-D Zone.
  2. Garden supply
  3. Small scale warehouse or logistics uses
  4. Small-scale manufacturing and assembly
  5. Small-scale construction yard
- b. Permitted Accessory Uses.
  1. All Accessory Uses permitted in the B-D Zone.
  2. Outdoor vehicle storage. The number and type of vehicles on any ~~one~~ site shall be determined as part of a site plan application.
- c. Permitted Conditional Uses.
  1. All Conditional Uses permitted in the B-D Zone.

122.14 PVO - Passaic Valley Overlay

The Passaic Valley Overlay applies to those properties south of Valley Road, west of Plainfield Road, north of Bay Street and east of Poplar Drive.

The purpose of this Overlay is to promote a more walkable Downtown Valley Commercial Zone District by allowing a larger lot coverage percentage than is allowed elsewhere in the Zone. The existing properties have existing lot coverage that is substantially higher than what is currently

allowed in the zone. This overlay will allow those properties to continue in their current configuration.

- a. Permitted primary Uses
  - 1. All Primary uses in the B-D Zone
- b. Permitted Accessory Uses
  - 1. All Accessory uses allowed in the B-D Zone.
- c. Permitted Conditional Uses
  - 1. All Conditional Uses allowed in the B-D Zone

**Section 5.** Section 123 entitled “Prohibited Uses” is amended to read as follows:

### **123 PROHIBITED USES**

123.1 Except when this Ordinance permits the approving authority to approve a use which, in the opinion of the approving authority, is substantially similar to those primary uses in a particular zone, all uses not specifically permitted by this Ordinance are expressly prohibited. (Ord. No. 08-236 § 3)

123.2 Any use that fails to meet the performance standards of Section 144.

123.3 The following uses are specifically prohibited in all zone districts of the Township.

- a. Auction markets and flea markets unless conducted by Township organizations and authorized by the Township Committee.
- b. Automobile lubrication, repair and services uses.
- c. Automobile sales and rental uses.
- d. Automobile service stations.
- e. Automobile tire service centers.
- f. Advertising Billboard Signs.
- ~~g.~~ Car washes
- h. Chemical manufacturing and processing.
- i. Industrial scale coffee roasting and processing uses.
- j. Commercial picnic groves and carnivals, except as temporary uses by Township organizations and authorized by the Township Committee.
- k. Golf driving ranges (except as permitted in the B-D Downtown Valley Commercial Zone district)
- l. Hazardous material storage and use beyond that customarily and legally permitted by a permitted primary use.
- m. Hospitals.
- n. Hotels and motels uses (except as permitted in the B-D Downtown Valley Commercial Zone district)
- o. Incineration uses and other uses principally involved with burning.

- p. Junkyards, automobile wrecking or disassembly yards or the sorting or bailing of scrap metal, paper, rags, rubbish or other scrap or waste materials, except in Township recycling centers.
- q. Lumberyards, and lumber and wood production uses including sawmills, planing mills and similar uses.
- r. Manufacturing of stone, clay, glass and concrete products.
- s. Mink farms, fox farms and commercial piggeries.
- t. Movie theaters uses (except as permitted in the B-D Downtown Valley Commercial Zone district)
- u. Nightclubs and dance halls.
- v. Outdoor storage or display of any products, goods, equipment or other material unless specifically permitted by this Ordinance.
- w. Parking structures not attached to or part of a building housing a permitted use.
- x. Petroleum refining uses, including the production and processing of paving and roofing materials and similar uses.
- y. Plastic resin production.
- z. Primary metal uses, including steel works, blast furnaces, foundries, electroplating and similar uses.
- aa. Rubber manufacturing, including the production of tires, inner tubes, footwear, seals, hoses, belts and similar products.
- bb. Self-storage facilities.
- cc. Sludge treatment facility.
- dd. Storage of petroleum or its derivatives except when stored in underground tanks for use on the premises and not in excess of forty thousand (40,000) gallons of fuel oil or twenty thousand (20,000) gallons of gasoline or kerosene.
- ee. Storage yards.
- ff. Trailers used as dwellings or for storage or for commercial activities, except that trailers may be used as accessory buildings for storage or office use at construction sites in accordance with the provisions of Section 107.2.

**Section 6.** Section 124 entitled “Supplemental Use Regulations” is amended as follows:

## **124 SUPPLEMENTAL USE REGULATIONS**

### **124.2 Accessory Apartments in Single Family Residences**

Subject to the limitation set forth in this subsection, any single family residence located in the C, R-2, R-3, R-4 or R-5 zone may be converted to contain not more than one (1) accessory apartment unit provided the following standards and requirements are met:

### **124.3 Accessory Apartments in Accessory Buildings.**

Subject to the limitations set forth in this subsection, any single family residential property located in the C, R-2, R-3, R-4 and R-5 zones may be improved to contain not more than one (1) accessory apartment unit located in an accessory building on the parcel, provided the following standards and requirements are met:

124.4 Garages and Parking of Commercial Vehicles in Single Family Residential Zones.

- a. There shall be provided a garage for each single family dwelling as follows:
  - 2. In the R-4 and R-5 Zones, garage space shall be provided for at least one (1) but not more than three (3) automobiles.

124.13 Outdoor Dining

- a. Outdoor dining facilities shall be a permitted use in the B-1-5, B-1-20, M, MH and B-D zones subject to the following conditions:
  - 4. In Village Business zones (B-1-5, B-1-20, MH and M) outdoor dining shall be permitted between the hours of 6:00 a.m. and 10:00 PM; in the Commercial zones (B-D), outdoor dining shall be permitted between the hours of 6:00 a.m. and 11:00 PM

**Section 7.** The Schedule of Bulk Requirements set forth in Section 131 entitled “Bulk and Supplemental Regulations” is amended to read as follows:

## SECTION 131 BULK AND SUPPLEMENTAL REGULATIONS

### SECTION 131: SCHEDULE OF BULK REQUIREMENTS

#### LAND USE ORDINANCE OF THE TOWNSHIP OF LONG HILL

Zone	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Floor Area (square feet)	Minimum Building Width (feet)	Maximum Height of Building (stories/ft)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Lot Coverage (percent)	Floor Area Ratio (FAR)	Buffer (feet) (9)
R-4	20,000 sq. ft.	100	1,200	-	2-1/2/35	50	10(2)	25	-	25	(15)	-
R-5	10,000 sq. ft.	100	1,200	-	2-1/2/35	50	10(2)	25	-	25	(15)	-
O	20,000 sq. ft.	100	800	-	2/35	50	20(8)	25(8)	20	40	.30	25
LI-2	2 acres	300	8,000	-	2/35	75	40(11)	100	40	70	.60	30
B-D	20,000 sq. ft.	100	-	-	2/35	Min 20' Max - 50	20(8)	25(8)			.50	10



									<b>30</b>	<b>60</b>		
<b>PVO</b>	<b>20,000 SF</b>	<b>100</b>	-	-	<b>2/35</b>	<b>Min 20' Max 50'</b>	<b>20 (8)</b>	<b>25 (8)</b>	<b>30</b>	<b>70 (16)</b>	<b>.70</b>	<b>10</b>
<b>PSO</b>	<b>160,000 sq. ft.</b>	<b>400</b>	-	-	<b>2/35</b>	<b>150(10)</b>	<b>75</b>	<b>100</b>	<b>30</b>	<b>60</b>	<b>.30</b>	<b>30</b>
<b>VIO</b>	<b>20,000 sq. ft.</b>	<b>100</b>	-	-	<b>2/35</b>	<b>50</b>	<b>20(8)</b>	<b>25(8)</b>	<b>20</b>	<b>70</b>	<b>.60</b>	<b>25</b>

NOTES:

- (1) Aggregate width of side yards shall equal at least thirty (30) percent of lot width at the building line.
- (2) Aggregate width of side yards shall equal at least thirty-five (35) percent of lot width at the building line.
- (3) Except for land abutting the SC zone.
- (4) Minimum lot depth requirement is 300 feet.
- (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.
- (6) Side yard setback is reduced to zero (0) feet if property does not abut a residential use or zone.
- (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.
- (8) Side and rear yards must be increased to 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; in LI-2 zone, no building shall be built within one hundred fifty (150) feet of a residential zone. When a side or rear yard in the M zone abuts a residential use or zone, the side or rear yard building setback shall be a minimum of forty (40) feet.
- (10) Parking shall be permitted in the front yard except that no parking shall be located within twenty-five (25) feet of any right-of-way or twenty (20) feet from any property line.
- (11) For lots with a width of less than two hundred (200) feet, the minimum width for each side yard shall not be less than twenty (20) percent of the lot width, except that no side yard shall be less than thirty (30) feet.
- (12) Parking areas and driveways in all zones shall be set back at least five (5) feet from all property lines, other than: (i) from the property line which is crossed by the driveway that provides access to the lot; or (ii) when a different setback is provided in this section.
- (13) In the R-4 zone on tracts of twenty (20) acres or larger, the Schedule of Bulk Requirements shall be modified to allow the minimum required lot area to be fifteen thousand (15,000) square feet, the minimum required lot width to be fifty (50) feet, and the minimum required front setback to be thirty-five (35) feet, provided that the average of such areas and dimensions in the development shall not be less than those required in the Schedule of Bulk Requirements.
- (14) Planned Senior Residential Communities in the R-4 zone shall be governed by the conditional use provisions of Section 125.4 and by the following bulk requirements; minimum front yard, twenty-five (25) feet; minimum side yard, eight (8) feet; minimum rear yard, twenty-five (25) feet; and maximum lot coverage, forty (40) percent.
- (15) See Section 132.6 for floor area ratios in residential zones.
- (16) May be increased up to 80% at the discretion of the Approving Authority in consideration for reducing the number of driveways and curb cuts and/or exceeding required site improvement standards.

**Section 8.** Paragraph “a” in Subsection 151.1 entitled “Off-Street Parking” in Section 151 entitled “Off-Street Parking and Loading” is amended by adding a new subparagraph “2” which reads as follows:

**151 OFF-STREET PARKING AND LOADING**

151.1 Off-Street Parking

a. In all zones, in connection with every industrial, business, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity or changed in use, off-street parking for automotive and other vehicles in accordance with the requirements set forth herein. Such facilities shall be completed prior to the issuance of a certificate of occupancy. The applicant shall also meet the requirements of N.J.S.A. 52:32-11 through 32-12, requiring parking spaces for the handicapped.

1. Properties along Main Avenue in the B-1-5 Village Business Zone only have to provide fifty (50%) percent of the number of off-street parking required by paragraph c. of this subsection.

2. Properties in the B-D zone may share parking requirements between and among contiguous lots for the purpose of reducing the number of driveways and curb-cuts, and impervious coverage provided that:

a. All involved property owners agree to a joint site plan to be presented to the Approving Authority,

b. The Approving Authority may adjust the combined total parking requirement based upon testimony or a demonstration that the site can accommodate the reduced amount of parking due to complementary hours of use or other mitigating factors.

c. The variance granted will terminate if any involved property has a change of use which would require an increased number of parking spaces.

d. The Variance is recorded as an easement on the deeds of all involved lots.

**Section 9.** 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 10.** 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 11.** 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, October 26, 2016 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, November 30, 2016 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.

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Ordinance 392-16 is approved on first reading with the Public Hearing and final adoption scheduled for November 30, 2016. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**ORDINANCE PUBLIC HEARING/CONSIDERATION OF ADOPTION**

**TOWNSHIP OF LONG HILL  
ORDINANCE # 389-16**

**SUPPLEMENTING AND AMENDING CHAPTER II OF THE TOWNSHIP CODE  
ENTITLED “ADMINISTRATION” TO ALLOW TOWNSHIP COMMITTEE  
MEMBERS TO ATTEND REGULAR MEETINGS BY TELE-CONFERENCE IF THE  
MEETING WOULD OTHERWISE HAVE TO BE CANCELLED  
DUE TO THE LACK OF A QUORUM**

*Statement of purpose: to allow members of the Township Committee to attend regular meetings by tele-conference in cases where there will not be a quorum of members attending in person.*

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

**Section 1.** Subsection 2-3.2 entitled “Regular Meetings” is hereby supplemented and amended by adding the following new paragraph at the end of the existing paragraph:

“If it is determined that a regular meeting will have to be cancelled because of a lack of a quorum, members of the governing body may attend that regular meeting by tele-conference under the following conditions:

- a. All requirements of the Open Public Meetings Act N.J.S.A. 4:10-8 et seq. are met.
- b. The member or members of the Governing Body attending the meeting by speaker phone can be heard by all other members of the Governing Body whether they are attending the meeting in person or electronically as well as members of the public attendance at the meeting.
- c. The member or members of the Governing Body attending the meeting by speaker phone are able to hear comments by other members of the Governing Body as well as members of the public.

If technological problems prevent participation by any members of the Governing Body who are not physically present at the meeting, the meeting shall be held without them as long as there is still a quorum present to conduct the meeting, or unless a majority of those present in person and by tele-conference vote to adjourn the meeting.” For purposes of this ordinance, "tele-conference" means either video conference or telephone.

**Section 2.** Subsection 2-3.3 entitled “Special Meetings” is hereby amended to read as follows:

**“2-3.3 Special Meetings.**

The Mayor or any two (2) members of the Township Committee may call special meetings, upon proper notice to all members of the Committee and the public in accordance with the Open Public Meetings Act. No item may be considered at a special meeting unless it was included in the agenda. No vote or action of the Committee shall be rescinded at any special meeting unless there be present at such meeting as many Committee members as were present at the meeting when such vote or action was taken.

In the case of special meetings which have been scheduled with less than ten (10) days notice, members of the Governing Body may attend that special meeting by ~~telephone~~ tele-conference under the following conditions:

- a. All requirements of the Open Public Meetings Act N.J.S.A. 4:10-8 et seq. are met.
- b. The member or members of the Governing Body attending the meeting by speaker phone can be heard by all other members of the Governing Body whether they are attending the meeting in person or electronically as well as members of the public attendance at the meeting.
- c. The member or members of the Governing Body attending the meeting by speaker phone are able to hear comments by other members of the Governing Body as well as members of the public.

If technological problems prevent participation by those members of the Governing Body who are not physically present at the meeting, the meeting shall be held without them as long as there is a quorum present in person to conduct the meeting, or unless a majority of those present in person and by ~~telephone~~ tele-conference vote to adjourn the meeting. For purposes of this ordinance, "tele-conference" means either video conference or telephone."

**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, September 28, 2016 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, October 26, 2016 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.

**OPEN Public Hearing**  
**CLOSE Public Hearing**

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Ordinance 389-16 is hereby adopted on final reading. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**ORDINANCE PUBLIC HEARING/CONSIDERATION OF ADOPTION**

**TOWNSHIP OF LONG HILL  
ORDINANCE #390-16**

**AN ORDINANCE ESTABLISHING NEW STOP INTERSECTIONS  
AND SUPPLEMENTING AND AMENDING CHAPTER VII  
OF THE TOWNSHIP CODE ENTITLED "TRAFFIC"**

**WHEREAS**, the Traffic Section the Township Police Department in memoranda dated September 7, 2016 has recommended establishing additional stop intersections; and

**WHEREAS**, all of the recommended stop intersections are on totally self-contained municipal roads and therefore do not require NJDOT approval;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey that Chapter VII of the Township Code entitled "Traffic" is hereby supplemented and amended as follows:

**Section 1.** Section 7-24 entitled "Stop Intersections" is supplemented and amended by adding the following intersections in alphabetical order:

**"7-24 STOP INTERSECTIONS**

Pursuant to the provisions of *N.J.S.A.* 39:4-140, the intersections described are hereby designated as stop intersections. Stop signs shall be installed as provided therein:

**Intersection**

**Stop Sign On**

Daugherty Avenue and Mitchell Road

Daugherty Avenue

**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.

**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, September 28, 2016 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, October 26, 2016 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.

**OPEN Public Hearing**  
**CLOSE Public Hearing**

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Ordinance 390-16 is hereby adopted on final reading. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**DISCUSSION / ACTION ITEMS**

- Mt. Laurel Fair Share Housing Plan (possible action)
- Valley Road Redevelopment RFP
- County Wide Mutual Aid Support Resolution

**OLD BUSINESS / Administrator’s Report:**

**NEW BUSINESS:**

**Announcements/Correspondence:**

**FINAL - REVISED**

**MEETING OPEN TO THE PUBLIC:**

- Remarks and Statements Pertaining to Any Matter
- Comments and remarks will be limited to 3 Minutes

**ADJOURNMENT**