

Mayor Meringolo read the following statement:

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 18, 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 #16-075
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:

- Central Park (Kurz) Property update
- Eberle property update

Potential Litigation

- Wastewater Treatment Plant Upgrades

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: Deputy Mayor Piserchia of the Township Committee of the Township of Long Hill that Resolution #16-075 is hereby approved for Executive Session. **SECONDED** by: Committeeman Dorsi

Mayor Meringolo opened the PUBLIC MEETING at 7:41 PM

All present recited the PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Meringolo, Deputy Mayor Piserchia, Committeeman Dorsi, Committeeman Rae and Committeeman Schuler were present.

Chief Mazzeo issued the Oath of Office to Officer Theresa Da Silva

Life Saving Citations were presented by Sergeant Marcheski to Shoprite Store Manager David Hapstack, Long Hill Police Officer Gillino

Mayor Meringolo made the following Board Appointments –

Dana Johnstone & Juanita Lawrence – Recreation Advisory Committee official apt. date is 1-1-2015

Nick Mehler – Master Plan Committee

Matthew Laubscher replaces Patricia Paugh on the Library Board of Trustees

Walter Viagas – Wastewater Management Advisory Committee

Motion to approve appointments: Deputy Mayor Piserchia. **Second:** Committeeman Dorsi. **Voice Vote:** All in favor.

Presentation: Rick Sapir Options for Transitioning Operation of Wastewater Facility to the Private Sector

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: Deputy Mayor Piserchia of the Township Committee of Long Hill Township that Resolution #16-063 through #16-073 are hereby approved. **SECONDED** by: Committeeman Rae. **ROLL CALL VOTE:** All in favor.

**RESOLUTION # 16-063
(Amendment to Resolution #15-127) *Revised*
Special Item of Revenue and Appropriation
Chapter 159; NJS 40A:4-87**

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

WHEREAS, our Office of Emergency Management Director has advised that in order for Township of Long Hill to be awarded for the 2014 Emergency Management Assistance Grant this resolution must be passed by June 30, 2015.

NOW, THEREFORE, BE IT RESOLVED, that Township of Long Hill in the County of Morris, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget year 2015 in the sum of \$5,000, in addition, the \$5,000 matching fund will be provided thru OEM director's annual salary, and will not add any additional expense to the Township.

BE IT FURTHER RESOLVED, that the like sum of \$5,000 is hereby appropriated under the caption Emergency Management Assistance; and

BE IT FURTHER RESOLVED that the above is the result of funds from the New Jersey Department of Law and Public Safety in the amount of \$5,000.00.

**RESOLUTION 16-064
WAIVE PERMIT FEES FOR STIRLING FIRE COMPANY**

WHEREAS, the Stirling Fire Company would like to install an emergency generator for their firehouse, located at 321 Somerset Street, Stirling, New Jersey and

WHEREAS, the installation of this generator requires a Zoning Board initial application fee for the approval of said generator.

BE IT RESOLVED by the Township Committee of the Township of Long Hill that all application fees associated with this generator application are waived.

**RESOLUTION 16-065
ACCEPTING RESIGNATION - BREMER**

BE IT RESOLVED, that the Township Committee hereby accepts the resignation and request for retirement effective April 1, 2016 from Theodore L. Bremer, Jr., Sergeant of the Long Hill Police Department, who has been employed by the Township since April 1, 1991.

We wish Sergeant Bremer the very best, and we thank him for his 25 years of service to our Township.

**RESOLUTION 16-066
APPROVING IN-GRADE ADVANCEMENT [Sutton]**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey, upon the advice and recommendation of Police Chief Michael Mazzeo, does hereby approve the advancement of Officer Ronald Sutton to Officer XI, effective January 28, 2016 at an annual salary of \$50,196.00.

BE IT FURTHER RESOLVED, that this advancement is consistent with the P.B.A. Collective Bargaining Agreement.

**RESOLUTION 16-067
APPROVING IN-GRADE ADVANCEMENT [Ciambriello]**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey, upon the advice and recommendation of Police Chief Michael Mazzeo, does hereby approve the advancement of Sergeant Alexis Ciambriello to Sergeant Grade II effective February 1, 2016 at an annual salary of \$113,520.00.

BE IT FURTHER RESOLVED, that this advancement is consistent with the P.B.A. Superior Officer's Association Collective Bargaining Agreement.

**RESOLUTION 16-068
APPROVING SPECIAL EVENT LICENSE
[Stirling Street Fair]**

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 for the event to the "Sponsor" Long Hill Chamber of Commerce, for their Special Event to be held on April 24, 2016 on Main Ave in Stirling: from 10:00 AM – 5:00 PM.

BE IT FURTHER RESOLVED that the Police Department Patrols will monitor vehicle and pedestrian traffic for the event.

**RESOLUTION 16-069
APPROVING SPECIAL EVENT LICENSE
[Taste of the Town]**

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 for the event to the "Sponsor" Long Hill 150th Anniversary Celebrations Committee, for their Special Event to be held on March 23, 2016 at Town Hall, 915 Valley Road, Gillette; from 6:00 PM – 7:30 PM.

BE IT FURTHER RESOLVED that the Police Department Patrols will monitor vehicle traffic for the event.

**RESOLUTION 16-070
AMENDMENT TO THE 2016 TEMPORARY BUDGET
(Amendment 1)**

RESOLUTIONS:

RESOLUTION #16-074

AUTHORIZING THE TOWNSHIP PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, WHICH INCLUDES LOTS 5, 6, 8, 31 & 32 IN BLOCK 11514 AND LOTS 1, 2, 3 & 4 IN BLOCK 10401 QUALIFIES AS AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Section 5 thereof; and

WHEREAS, the Town wishes to utilize the Planning Board’s knowledge and expertise in exploring whether the following parcels with frontage on Passaic Valley Road, as depicted on the map attached hereto as Exhibit A and identified on the official tax map of the Town as Block 11514, Lots 5, 6, 8, 31 & 32 and Block 10401, Lots 1, 2, 3 and 4 (collectively, the “Study Area”) meet the criteria established by the Act; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township’s Planning Board to undertake such preliminary investigation of the study area as shown on the Map attached hereto and made a part hereof as Schedule A, as a Condemnation Redevelopment Area; and

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, as follows:

I. INVESTIGATION OF STUDY AREA AUTHORIZED

The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A. 40A:12A-6* to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Act, including *N.J.S.A. 40A:12A-5*, to be designated as a Condemnation Redevelopment Area.

II. MAP TO BE PREPARED

As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels contained therein.

III. PUBLIC HEARING REQUIRED

The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Condemnation Redevelopment Area.

At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Condemnation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

V. PLANNING BOARD TO MAKE RECOMMENDATIONS

After conducting its investigation, preparing a map of the proposed Condemnation Redevelopment Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee in the form of a resolution as to whether the Town should designate all or part of the Study Area as a Condemnation Redevelopment Area. Such recommendation shall be submitted to the Township Committee by April 30, 2016.

VI. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

VII. AVAILABILITY OF THE RESOLUTION

A copy of this Resolution shall be available for public inspection at the offices of the Town Clerk.

BE IT FURTHER RESOLVED that, pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Condemnation Redevelopment Area; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Long Hill.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

A discussion ensued about "condemnation" as an option for a redevelopment zone. This resolution will allow the Planning Board 90 days to perform their study and hold the required public hearings. Committeeman Schuler asked if the properties in the proposed redevelopment area are also in areas that flood. Administrator Henry will make sure that properties subject to flooding will be identified in the report.

MOVED by: Committeeman Rae of the Township Committee of the Township of Long Hill that Resolution #16-074 is hereby approved. **SECONDED** by: Committeeman Dorsi. **ROLL CALL VOTE:** Committeeman Dorsi, yes; Deputy Mayor Piserchia, yes; Committeeman Rae, yes; Committeeman Schuler, no; and Mayor Meringolo, yes.

ORDINANCES:

ORDINANCE INTRODUCTION

ORDINANCE # 376-16

AN ORDINANCE ADOPTING AMENDMENTS TO THE TOWNSHIP LAND USE ORDINANCE AS RECOMMENDED BY THE PLANNING BOARD WITH RESPECT TO THROUGH LOTS AND SUPPLEMENTING AND AMENDING SECTION 133 OF THE TOWNSHIP LAND USE ORDINANCE (1996) ENTITLED "YARD AND BUILDING REQUIREMENTS"

STATEMENT OF PURPOSE: *To allow homeowners of qualified “through lots” to designate one of the adjoining streets as the front and the other as the rear and thus allow accessory structures to be constructed in the designated rear yard.*

WHEREAS, the Planning Board has recommended certain changes to Subsection 133.1 in Section 130 of the Township Land Use Ordinance entitled “Yard and Building Requirements”, as outlined in a December 30, 2015 memorandum from Planning Board Planner, Kevin O'Brien, so as to allow homeowners of qualified through lots to designate one of the adjoining streets as the front yard and the other as the rear yard and thus permit accessory structures to be constructed in the designated rear yard;

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 subsection 133.1 in section 130 of the Township Land Use Ordinance entitled “Yard and Building Requirements” is hereby supplemented and amended by adding the following new subparagraph “a”¹:

Section 1. *133.1 All yards facing on a public street shall be considered front yards and shall conform to the minimum front yard requirements for the zone in which located. Corner and through lots shall provide the minimum front yard requirements for the respective zone for both streets, for both principal and accessory buildings. On corner and through lots of twenty thousand (20,000) square feet or less in area, the minimum front yard requirement for one (1) of the fronting streets may be reduced to not less than sixty (60) percent of the requirement for the zone in which the lot is located.*

a. In a residential zone, one of the front yards of a residential through lot may be designated as the rear yard in accordance with the following:

- 1. The lot must meet all required setback regulations for the zone in which it is located.*
- 2. The designated rear yard shall be the same distance as the required front yard setback.*
- 3. No accessory structures may be placed between the designated rear yard setback and the adjoining street.*
- 4. The designated rear yard shall be closed to all vehicular access to the property.*
- 5. The designated rear yard shall provide a buffer to the adjoining street by means of shrubbery, trees or other natural buffer. Fences and walls in the designated rear yard shall follow the regulations for fences and walls in the front yard.*
- 6. The designated rear yard shall generally be opposite the front door to the home and subject to the approval of the Administrative Officer, who shall consider the context of the neighborhood in rendering a decision.*
- 7. Applicants shall submit a Zoning Permit application to the Administrative Officer.*
- 8. A negative decision of the Administrative Officer may be appealed to the Township Zoning Board of Adjustment in the same manner as an appeal in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-70a).*

Section 2. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms

¹Additions in text indicated by underline; deletions by strikeouts.

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, January 27, 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, **March 9, 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.

Cathy Reese, RMC, CMR,
Township Clerk

MOVED by: Committeeman Piserchia of the Township Committee of the Township of Long Hill that Ordinance #376-16 be approved on first reading with the Open Public Hearing scheduled for March 9, 2016. **SECONDED** by: Committeeman Schuler. **ROLL CALL VOTE:** All in favor

ORDINANCE # 377 -16

AN ORDINANCE ADOPTING AMENDMENTS TO THE PERMANENT SIGN REGULATIONS IN THE TOWNSHIP LAND USE ORDINANCE AS RECOMMENDED BY THE PLANNING BOARD AND AMENDING SECTION 155 OF THE TOWNSHIP CODE ENTITLED "SIGNS"

STATEMENT OF PURPOSE: *To make the Township's permanent sign regulations clearer and easier to understand and to reduce the regulatory burden on property owners.*

SEE ATTACHED COPY

A discussion ensued with regards to the verbiage for Christmas Lights and seasonal decorations, which Atty. Pidgeon agreed should be changed to further clarify. It was decided that Atty. Pidgeon would make the necessary changes and present at the February 10th Township Committee meeting for first reading.

COMMITTEE LIAISON REPORTS:

Committeeman Dorsi advised residents that the Board of Education is responsible to snow plow the schools; not the Department of Public Works. He thanked the Stirling Fire Company for clearing snow at all the fire hydrants, during the storm.

Deputy Mayor Piserchia visited the First Energy Emergency Headquarters and noted that JCP&L is extremely prepared for any emergency in our area.

Committeeman Schuler announced that Mr. Sandow no longer wishes to volunteer his services for the LHTV work. The CAC Committee is reviewing options to cover the work flow. 1) Numerous volunteers 2) automate the process or 3) Hire someone

DISCUSSION / ACTION ITEMS:

- Direct Install Energy Assessment – Administrator Henry included in the Township Committee packets the Energy Assessment report that was done 7 years ago. The program is currently on hold until March.

OLD BUSINESS:

The change order submitted by DeMaio Electric for the sewer improvements was discussed. The resolution to approve the Change Order will be included in the consent agenda for the February 10th meeting

NEW BUSINESS:

Announcements/Correspondence:

- Dog License Renewals are due by January 31 per state law. Effective February 1st, a \$10 late fee will be assessed. Rabies must be current thru Nov. 1, 2016.

- Elvis is coming to Long Hill!

The Elks are hosting a tribute show to Elvis performed by Jim Barone at the Elks Lodge on Feb 4th at 7 pm in support of Michele Lardiere who suffered a brain aneurysm. Tickets are \$25 in advance. Please see Kevin Lynn or email formicheleandbob@gmail.com

- Chamber of Commerce Meeting February 2 @ 5:00 PM at Regency Landscaping in Millington

- 4th Annual Morris County Public Safety Youth Academy schedule for the Fall of 2016 is accepting enrollment for Morris County youths, grades 9 through 12. Go to www.morrisoem.org to register.

MEETING OPEN TO THE PUBLIC:

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

ADJOURNMENT

A motion was made to adjourn by Deputy Mayor Piserchia, but rescinded and a motion to return to executive session was made by Deputy Mayor Piserchia and seconded by Committeeman Dorsi. Voice Vote: All in favor. The Public Meeting ended at 10:06 PM.

Respectfully submitted,

Cathy Reese, RMC, CMR
Township Clerk

Approved February 24, 2016