

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Deputy Mayor Rae 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 12th, 2017 edition, and electronically sent to the Courier News and posted in the January 6, 2017 edition. The notice was posted on the bulletin board in the Municipal Building on January 4, 2017 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 #17-095
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:

Attorney Client

- Affordable Housing

Personnel

- DPW Staffing

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: Committeeman Piserchia of the Township Committee of the Township of Long Hill that Resolution #17-095 is hereby approved for Executive Session. **SECONDED** by: Committeeman Dorsi.

ROLL CALL VOTE: All in Favor

Deputy Mayor Rae opened the meeting at 7:32 PM.

All present recited the Pledge of Allegiance.

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

PRESENTATION: Megan Feliciano – Wastewater Plant and Collection System RFB

Megan Feliciano gave a short presentation which reviewed the timeline for the wastewater plant and collection system potential sale and reviewed different line items which could be included in the Request for Bid. The presentation will be posted on the web site.

COMMITTEE LIAISON REPORTS:

- Committeeman Piserchia reported OEM would be offering CPR classes for Township employees and to contact Shayne Daly for details and asked the public to please report any problems such as gas smells or unshoveled hydrants.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

- Committeeman Dorsi reported that the Stirling Fire Department had cleared over 300 hydrants after this last storm and thanked them for their efforts. He noted in response to resident complaints that the poor plowing of Valley Road was the responsibility of the County as it is a County road and the DPW had lodged a complaint about the job.

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: Committeeman Piserchia of the Township Committee of Long Hill Township, that Resolutions #17-096 through #17-106 as amended are hereby approved. **SECONDED** by: Committeeman Dorsi. Resolution 17-107 was tabled. **ROLL CALL VOTE:** All in favor.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-096
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.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-097
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 March 8, 2017 Township Committee Meeting.

BE IT FURTHER RESOLVED that the Township Committee hereby approves the March 8, 2017 Executive Session Meeting Minutes as redacted by the Township Attorney.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-098
ACCEPTING RESIGNATION - Boardman**

BE IT RESOLVED, that the Township Committee hereby accepts the resignation of Department of Public Works employee Michael Boardman, effective March 15, 2017.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-099
APPROVING SPECIAL EVENT LICENSE
[BSA Troop 56 Flower Sale]**

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

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

approve the license S-17-05 for the event to the "Sponsor" Boy Scouts of America Troop 56, for their Special Event to be held on May 5-7, 2017 at the parking lot of Valley Mall, 977 Valley Road, Gillette.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-100
BANNER APPROVAL FOR BSA TROOP 56
[Flower Sale]**

BE IT RESOLVED, by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey that by recommendation of the Township Clerk, based on the approval of the Morris County Freeholders and JCP & L that the Township Committee does hereby approve a banner to be hung across Valley Road, County Route 512 April 24th to May 8th, 2017 for BSA Troop 56 Annual Flower Sale.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-101
GRANTING PERMISSION FOR THE USE OF STIRLING LAKE FOR THE POLICEMEN'S
BENEVOLENT ASSOCIATION ANNUAL TROUT FISHING DERBY AND APPROVING THE
TOWNSHIP'S SUPPORT TO CO-SPONSOR THE DERBY**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby grant permission for the Policemen's Benevolent Association to hold their Annual Trout Fishing Derby at Stirling Lake on Saturday, April 15, 2017 from 8:00 a.m. to 1:00 p.m. and approving the Township's support to Co-Sponsor the derby.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-102
APPROVING SPECIAL EVENT LICENSE
[LHT Little League Opening Day Parade]**

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-17-04 for the event to the "Sponsor" LHT Little League, for their Special Event to be held on April 22, 2017 through Poplar St. and Bay St. to the fields in Stirling.

**Township of Long Hill
Resolution 17-103
Authorizing Redemption of Outside Lien - #1285**

WHEREAS, at the Municipal Tax Sale held on 12/3/14, a lien was sold on Block 11001, Lot 22, also known as 488-490 Valley Road for \$22,711.16; and,

WHEREAS, this lien, known as Tax Sale Certificate #1285, was sold to FWDSL & Associates (Lien Holder) for \$22,711.16 and a \$28,000 premium; and

WHEREAS, Sally Bartex (redeeming party) has effected redemption of Certificate #1285 in the amount of \$131,945.89; and

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

WHEREAS, the Tax Collector has shown proof that the redemption calculation is correct, all subsequent payment affidavit, if any, has been filed, and redemption monies has been received for redemption refund.

NOW, THEREFORE BE IT RESOLVED, that the Chief Financial Officer be authorized to issue a check in the amount of \$131,945.89, payable to FWDSL & Associates (Lien Holder) for the redemption of Tax Sale Certificate #1285; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized to issue a check in the amount of \$28,000.00 (premium) to the aforementioned lien holder.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-104
AUTHORIZING CHANGE ORDER NUMBERS 001 and 002 TO THE
CONTRACT WITH AB CONTRACTING, LLC**

WHEREAS, a purchase order was prepared in the name of AB Contracting, Inc. under a locally bid contract for the Interior Restoration of the Millington Schoolhouse Phase III and

WHEREAS, it is necessary to adjust the contract to AB Contracting Inc. now adding the fire alarm work, due to the contract cancellation by Hughes Fire and Security Systems;

Change Order #	Description	Amount	Net Amount of Contract
001	The Contractor will remove and dispose of mold covered gypsum dry wall previously covered by millwork and install new drywall and associated furring.	\$9,524.70	\$156,024.70
002	The Contractor will add additional fireblocking as requested by local fire official in the shared wall between tenant space and lobby	\$7,839.53	\$163,864.23

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. Change Order Numbers 001 and 002 as described in the preamble is hereby approved.
2. The change order shall be charged to "Historic Open Space Trust". The Chief Financial Officer has determined that a Certification of Available Funds is necessary.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-105
AUTHORIZATION OF FUNDS FOR Matthew G. KANTOR
TRAIL CONSTRUCTION**

WHEREAS, the Township Committee is in support of the Matthew G. Kantor Park Trail project; and

BE IT RESOLVED by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, that the Township Committee authorizes the expenditure of \$46,700.00 which will be taken from the Long Hill Township Open Space, Recreation, Farmland and Historic Preservation Trust Fund to complete the extension of the Matthew G. Kantor Park Trail.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

BE IT FURTHER RESOLVED that the certification of available funds by the Township Chief Financial Officer shall be attached to the original of this resolution and shall be maintained in the files of the Township Clerk.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-106
APPROVING SPECIAL EVENT LICENSE
[Long Hill Township P.B.A Civic Association]**

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 License Number S-17-06 for the event to the "Sponsor" Long Hill Township P.B.A Civic Association, for their "Pro Wrestling" Style Fundraiser to be held 6:00 PM – 11:00 PM on April 1, 2017; at the Long Hill Township Community Center, Warren Ave, Stirling NJ 07980.

**TOWNSHIP OF LONG HILL
RESOLUTION 17-107 - TABLED**

**RESOLUTION AUTHORIZING ONGOING DISCUSSIONS WITH ELITE PROPERTIES AS A
POTENTIAL REDEVELOPER FOR THE VALLEY ROAD REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (The "Redevelopment Law") authorizes municipalities to determine pursuant to subsection b of section 6 of *N.J.S.A. 40A:12A-6* that an area is in need of redevelopment; and

WHEREAS, the Township Committee adopted Resolution 16-074 on January 27, 2016 authorizing the Township Planning Board to undertake a preliminary investigation of properties known as Block 11514, Lots 5, 6, 8, 31 and 32, and Block 10401, Lots 1, 2, 3 and 4 (the "Study Area"), to determine whether those parcels constitute a condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

WHEREAS, after conducting a public hearing on May 24, 2016, the Planning Board adopted a resolution on June 24, 2016, recommending that Lots 6, 31 and 32 in Block 11514, and Lots 1, 2, 3 and 4 in Block 10401 be designated as an area in need of redevelopment as a condemnation redevelopment area; and

WHEREAS, the Township Committee, in accordance with the Planning Board's recommendation, adopted Resolution 16-251 on August 17, 2016 designating those properties as a condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

WHEREAS, the Redevelopment Committee, established by the Township Committee to assist it during the redevelopment process, issued a request for proposals and received two proposals from potential redevelopers; and

WHEREAS, the Redevelopment Committee, with the assistance of Township Planner Jessica Caldwell, reviewed those proposals and in a February 16, 2017 memorandum from Jessica Caldwell to the Township Committee recommended that the Township Committee select Elite Properties as the designated redeveloper for the Valley Road redevelopment area; and

WHEREAS, The Township Committee considered the recommendations of the Redevelopment Committee as outlined in Jessica Caldwell's February 16, 2017 memorandum, and at its February 22, 2017 meeting "authorized the Township to enter into negotiation with Elite to become the 'authorized redeveloper' for this project"; and

WHEREAS, the next formal step in the redevelopment process is for the Township to adopt a redevelopment plan by ordinance in accordance with the requirements of N.J.S.A.40A:12A-7a; and

WHEREAS, upon the adoption of a redevelopment plan, the Township may enter into a redevelopment agreement with Elite Properties for the "planning..., construction, or undertaking of any project or redevelopment work or any part thereof...." in accordance with the provisions of N.J.S.A. 40A:12A-8; and

WHEREAS, N.J.S.A. 40A:12A-8 provides that the Township may "negotiate and collect revenue from a redeveloper to defray the cost of the redevelopment entity...."; and

WHEREAS, pending adoption of the redevelopment plan and execution of a redevelopment agreement, Elite Properties needs to survey the property and existing structures for the entire project, locate Army Corps of Engineering information, set up a preliminary meeting with the New Jersey Department of Environmental Protection on various issues including a flood hazard waiver, and open negotiations with the owners of the properties in the redevelopment area to purchase those properties;

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:

- a. The Redevelopment Committee, Township Administrator Neil Henry, Township Planner

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Jessica Caldwell, and other Township officials, are hereby authorized to continue discussions with Elite Properties in connection with the preparation and adoption of a redevelopment plan, and to negotiate a redevelopment agreement with Elite Properties to serve as the redeveloper.

- b. Pending formal designation as the redeveloper upon execution of a redevelopment agreement, Elite Properties is hereby authorized to undertake discussions with the owners of the properties in the redevelopment area in connection with the acquisition of those properties and to open discussions with NJ DEP and other State and County agencies in connection with the proposed redevelopment.
- c. This Resolution shall not constitute a binding agreement between the Township and Elite Properties and the Township may abandon the redevelopment process at any time prior to executing a redeveloper agreement with Elite Properties.
- d.. Elite Properties has agreed to deposit \$10,000 into an escrow account with the Township to cover all reasonable costs and consultant fees incurred in connection with the implementation of this proposed redevelopment project, including the negotiation of all agreements. Elite Properties has agreed to replenish the escrow account as required by the Township until completion of the project and such an escrow agreement will be part of any redevelopment agreement entered into between the parties.
- e. If the redevelopment process is abandoned prior to the execution of a redevelopment agreement, neither party will have any further obligation to the other, except that the Township shall return to Elite any unused portion of the escrow that Elite deposits pursuant to paragraph 4 above.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

ORDINANCES:

ORDINANCE FIRST READING/ APPROVAL:

**TOWNSHIP OF LONG HILL
ORDINANCE # 397-17**

AN ORDINANCE INCREASING ESCROW DEPOSIT FOR COMPLETENESS REVIEW AND AMENDING SECTION 180 OF THE TOWNSHIP LAND USE ORDINANCE ENTITLED "APPLICATION FEES, ESCROW DEPOSITS, GUARANTEES, DEVELOPMENT FEES AND IMPROVEMENTS"

WHEREAS, the Planning Board has recommended that the escrow deposit for completeness reviews be increased in order to prevent time delays by the Board's professionals; and

WHEREAS, the Township Committee agrees with the Planning Board's recommendation;

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 Section 180 of the Township Land Use Ordinance (1996), as amended and supplemented, is hereby further amended as follows:

Section 1. Section 182 entitled "Schedule of Fee and Escrow Deposits" is amended by increasing the escrow deposit for "Completeness Review" (Item #1 in the schedule) from \$675 to \$1,800.

Section 2. In all other respects, the schedule of fees and escrow deposits set forth in section 182 is unchanged.

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, March 22, 2017 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, April 26, 2017 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.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

MOVED by: Committeeman Piserchia that Ordinance #397-17 be introduced on first reading and advertised for second reading which is scheduled for the April 26, 2017 Meeting.

SECONDED by: Committeeman Dorsi, **ROLL CALL VOTE:** All in Favor.

ORDINANCE FIRST READING/ APPROVAL:

**LONG HILL TOWNSHIP
ORDINANCE 398-17**

AN ORDINANCE VACATING A PORTION OF MERCER STREET

WHEREAS, *N.J.S.A.* 40:67-1 authorizes the governing body to make ordinances to vacate any public street, highway, lane or alley, or any part thereof; and

WHEREAS, the Township Committee finds that the public interest will best be served by abandoning, vacating, releasing and extinguishing any and all public rights which the Township may have in that portion of Mercer Street described below in Section 1 below; and

WHEREAS, that portion of Mercer Street being vacated by this ordinance is a "paper street" which has never been accepted or opened by the Township; and

WHEREAS, the Township Committee referred this proposed street vacation to the Planning Board for its review; and

WHEREAS, the Planning Board has no objection to the vacation;

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

Section 1. The public right is hereby released and extinguished in that portion of Mercer Street beginning at the easterly sideline Warren Avenue and then proceeding in an easterly direction to its terminus at the western boundary of Lot 17, in Block 11401.

Section 2. In accordance with the requirements of *N.J.S.A.* 40:67-1, this ordinance expressly reserves and excepts from vacation all rights and privileges now possessed by public utilities, as defined in *N.J.S.A.* 48:2-13, and by any cable television company, as defined in the Cable Television Act (*N.J.S.A.* 48:5A-1 *et seq.*) as well as the Township of Long Hill to

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

maintain, repair and replace their existing facilities in, adjacent to, over or under the portion of Mercer Street to be vacated.

Section 3. In accordance with the requirements of *N.J.S.A. 40:49-6* this ordinance after being introduced and having passed on first reading shall be published at least once not less than ten (10) days instead of one (1) week prior to the time fixed for further consideration for final passage. At least one week prior to such time fixed for further consideration for final passage, a copy of this ordinance, together with a notice of the introduction thereof, and the time and place when and where the ordinance will be further considered for final passage, shall be mailed to every person whose lands may be affected by the ordinance so far as the same may be ascertained directed to his or her last known post office address. Failure to mail the notice herein provided for shall not invalidate this ordinance.

Section 5. Within sixty (60) days after this Ordinance becomes effective, the Township Clerk shall file a copy of this Ordinance, certified by her under the seal of the Township to be a true copy of this Ordinance, together with a copy of the proof of publication thereof in the Morris County Clerk's office, to be recorded in a book entitled "Vacations."

Section 6. This ordinance shall become effective 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, March 22, 2017 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, April 26, 2017 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: Committeeman Piserchia that Ordinance #398-17 be introduced on first reading and advertised for second reading which is scheduled for the April 26, 2017 Meeting.

SECONDED by: Committeeman Dorsi, **ROLL CALL VOTE:** All in Favor.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

ORDINANCES SECOND READING/ADOPTION:

**TOWNSHIP OF LONG HILL
ORDINANCE # 394-17**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE TOWNSHIP LAND USE ORDINANCES
AS RECOMMENDED BY THE PLANNING BOARD**

WHEREAS, Planning Board Planner Kevin O'Brien, P.P., in a July 14, 2016 memorandum to the Township Committee, set forth various changes to the Township Land Use Ordinance that have been recommended by the Planning Board and the Ordinance Subcommittee; and

WHEREAS, the Township Committee has reviewed those proposed changes and agrees that they should be adopted;

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 the Township of Long Hill's Land Use Ordinance, 1996, as supplemented and amended, is hereby further supplemented and amended as follows

Section 1. The definition of "Critical Area" set forth in Section 111 entitled "Definitions" is amended to read as follows:

"CRITICAL AREA" – the combined area of any portion of a site having an average slope of 15% or greater measured across ten vertical feet of contour; and/or an area of special flood hazard; and/or any wetlands area. ~~Topographic slope of fifteen (15%) percent grade or greater as measured across ten (10) foot contours. ; .; and any surface retention and detention basins, wet basin, dry well and underground detention basin."~~

Section 2. The following sections of Section 130 entitled "Bulk and Supplemental Regulations" are amended as follows:

A. Subsections 133.7 and 133.9 are deleted.

"133 YARD AND BUILDING REQUIREMENTS

~~133.7 — Surface retention and detention basins shall meet all required setback regulations for a principal structure for the zone in which they are located.~~

~~133.9 — Surface retention and detention basins are considered critical areas and all new development shall adhere to the critical area setback requirements.~~

B. The following new Subsection 134.7, entitled "Residential Sheds" is added:

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

134.7 RESIDENTIAL SHEDS

These regulations are applicable to one and two family homes in residential zone districts.

- f. Each property shall be limited to one shed.
- g. Maximum shed size is 100 SF.
- h. Shed must be set back from the side and rear property lines a minimum of 10 feet, measured from its dripline.
- i. The shed area will not count as lot coverage provided that a minimum of 8 inches of crushed stone is placed under the structure and two feet beyond the dripline.
- j. Sheds are not allowed in any front yard.

C. The following new paragraph "g" regulating residential decks is hereby added to Subsection 136.2 entitled 'Yard Modifications':

g. These regulations are applicable to decks for one and two family homes in residential zone districts.

1) If a deck is not covered, it is eligible for a 50% reduction in lot coverage provided it meets the following requirements:

- a. Decks shall conform to all principal structure setbacks.
- b. Homes with nonconforming side setbacks shall provide a minimum deck setback of six feet from the side plane of the home. Decks shall provide a minimum 30% aggregate side yard setback.
- c. Homes with conforming side setbacks shall place the deck no closer than the required side yard setback.
- d. There must be a minimum gap of 3/16 of an inch between any adjoining floor boards of the deck.
- e. To accommodate storm water drainage one of the following shall be installed:
- f. Uniformly graded crushed stone, in a bed eight inches deep under the deck, with any necessary filter fabric to prevent clogging of the stone;
or
- g. A dry well with an effective volume equal to eight inches of uniformly graded crushed stone times the area of the deck, with any necessary piping and filter fabric to prevent clogging of the stone."

Section 3. Paragraph "h" of Subsection 151.2 entitled "Parking Area Design Standards" in

Section 150 entitled "Development Design Standards" is hereby deleted:

151.2 PARKING AREA DESIGN STANDARDS

~~h. ——— Except in the case of single-family residences (including those with accessory apartments, porous asphalt pavement and modular paving block systems may be used for parking areas and driveways only when allowed by the approving authority. Such degree of perviousness shall be deducted from lot coverage calculations.~~

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Section 4. Subsection 162.2, entitled "Site Plan Review" in Section 160 entitled "Site Plan and Subdivision Review" is hereby supplemented and amended by adding the new subparagraph g":

k. Permanent Generators are allowed for conforming nonresidential uses in all commercial (non one and two family residential zones) zone districts if they conform to all of the standards listed below. If any of the conditions are not met, Minor Site Plan approval is required.

- a. Maximum pad size of 64 SF.
- b. Pad shall be placed a minimum 75 foot distance from any adjoining residential zone.
- c. Required buffer - a visually solid fence with a minimum height of four feet up to the height of the generator shall enclose the generator. A row of plantings with a minimum 4 foot height at planting shall buffer the enclosure.
- d. The generator may only be run between 8 a.m. and 6 p.m. on nonholiday weekdays for maintenance purposes.
- e. Generators are not allowed in any front yard.
- f. Permanent Generators are eligible for Site Plan Waiver Committee review if all items above are met. The Site Plan Waiver Committee Resolution shall provide information on all of the above items.

Section 5. Section 167 entitled "Land Use Application Checklist" is hereby amended to read as follows:

"167 LAND USE APPLICATION CHECKLIST

~~The Land Use Application Checklist is hereby adopted by the Township as Section 167, Exhibit A.~~

A. The Land Use Application Checklist is attached hereto as Exhibit "A" and is incorporated herein by reference.¹

B. The Land Use Application Checklist for Bulk Applications is attached hereto as Exhibit "B" and is incorporated herein by reference.²

The final determination as to whether this checklist is suitable for use with a specific application shall be made by the Planning and Zoning Coordinator."

Section 5. Subsection 173.3 entitled "Minutes" in Section 170 entitled "Land Use Procedures" is amended to read as follows:

"173.3 MINUTES

Minutes of every regular or special meeting shall be kept and shall include the names of the persons appearing and addressing the Board and of the persons appearing by attorney, the action taken by the Board, the findings, if any, made by it and reasons therefor. The minutes shall thereafter be made available for public inspection during normal business hours at the office of the Township Clerk. Any interested party shall have the right to compel production of the minutes for use as evidence in any legal proceedings concerning the subject matter of such minutes.

¹ Existing "A" is the existing checklist.

² Exhibit "B" is a new checklist and is attached to this ordinance.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Such interested party may be charged a fee for reproduction of the minutes. ~~In addition to keeping minutes, the Township will also retain a certified shorthand reporter to appear at every hearing of the Planning Board and the Board of Adjustment.~~

Section 6. Section 182 entitled "Fee and Escrow Deposits" is amended as follows:

- (a) The escrow deposit for all bulk variances (line 20) is reduced from \$4,000 to \$2,800.
- (b) The escrow deposit for all use variances (line 21) is reduced from \$5,000 to \$3,500.
- (c) Line 22 is amended to read as follows: ~~Each~~ All use variances: three and more family residential.
- (d) Line 23 is amended to read as follows: ~~Each~~ All use variances: Nonresidential

Exhibit A

[existing checklist]

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Exhibit B

[attach new checklist]

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

Section 7. 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 8. 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 6. 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, February 22, 2017 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:00 p.m. on Wednesday, March 22, 2017 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.

Deborah Brooks, RMC, CMR, Clerk

**OPEN TO THE PUBLIC
CLOSED TO THE PUBLIC**

MOVED by Committeeman Piserchia of the Township Committee of the Township of Long Hill, that Ordinance #394-17 is hereby adopted. **SECOND** by: Committeeman Dorsi.

ROLL CALL VOTE: All in favor.

DISCUSSION / ACTION ITEMS:

- Livestreaming Meetings on Facebook – Committeeman Dorsi suggested looking into using Facebook to live stream the meetings. The CAC will follow up.

OLD BUSINESS: None

NEW BUSINESS: Deputy Mayor Rae noted that PRISM was reaching out to the community regarding the TIFA sight by having an “open house” style presentation at the Millington Fire Department on April 19th. They had been offered the use of the Town hall as a venue but decided to stay with the Fire House. He noted that this outreach had nothing to do with the Township and was initiated by PRISM. To date, there is still no plan from PRISM submitted to the Land Use Boards for the site. Attorney Pidgeon advised that in his opinion, neither Planning/Zoning Board members or Township Committee members should attend. Resident Dennis Sandow voiced concern that the residents would know more about a possible impending project than the Township if no board member attended.

**TOWNSHIP OF LONG HILL
TOWNSHIP COMMITTEE MEETING MINUTES
MARCH 22, 2017**

ANNOUNCEMENTS/CORRESPONDENCE:

- PRISM/TIFA Property Informational Meeting
- Colorectal Cancer – Early Detection and Screening – March 29, 7:00 PM
- The Traffic Advisory Committee's first meeting is April 3, 1:30 pm at Town Hall, Large Conf. Rm.
- March 29th is the Opiate Awareness presentation at Town Hall – 7 to 9 PM.
- April 29th – Comedy Night at Millington Volunteer Fire House.

MEETING OPEN TO THE PUBLIC: No comments

On motion of Committeeman Piserchia, seconded by Committeeman Dorsi, all in favor, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Deborah Brooks, RMC, CMR
Township Clerk

Approved April 12, 2017