

**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ  
TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA  
MAY 9, 2018**

**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 the Courier News. Notice was also posted on the Township Website. The notice was posted on the bulletin board in the Municipal Building on January 3, 2018 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 #18-146  
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:

Contracts

- Labor Counsel
- Wastewater Plant Design Proposals

Litigation

- DeLuca vs. Long Hill

Land Acquisition

- Parthenon Realty Land Diversion

**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 #18-146 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

**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 Resolution #18-147 through #18-156 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**RESOLUTION 18-147  
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 18-148  
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 April 25, 2018 Township Committee Meeting.

**BE IT FURTHER RESOLVED** that the Township Committee hereby approves the April 25, 2018 Executive Session Meeting Minutes as redacted by the Township Attorney.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-149  
AUTHORIZATION TO CONDUCT BLOCK PARTY- HERITAGE RD.**

**BE IT RESOLVED** that the Township Committee of the Township of Long Hill does hereby approve the request for a block party to be held on Heritage Rd, Millington on Saturday, June 9th, 2018, from 2:00 p.m. until 6:00 p.m., as noted in a letter received on April 20, 2018.

**BE IT FURTHER RESOLVED** that the Township Committee does hereby approve the request for the road closure(s) with the provision that barricades are obtained from the Department of Public Works.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-150  
AUTHORIZATION TO CONDUCT BLOCK PARTY- DOGWOOD TERRACE/NOTTINGHAM WAY**

**BE IT RESOLVED** that the Township Committee of the Township of Long Hill does hereby approve the request for a block party to be held on Magna Drive on Monday, May 26, 2018, from 12:00 p.m. until 11:59p.m., as noted in a letter received on April 29, 2018.

**BE IT FURTHER RESOLVED** that the Township Committee does hereby approve the request for the road closure(s) with the provision that barricades are obtained from the Department of Public Works.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-151  
PETTY CASH CUSTODIAN AND MONETARY DESIGNATION**

**WHEREAS**, N.J.S.A. 40A:5-21 authorizes the establishment of a Petty Cash Fund; and

**WHEREAS**, Christine Gatti was custodian of the Administration Petty Cash Fund and in accordance with N.J.S.A 40:5-21, the Township Committee of Long Hill Township is changing custodians to Deborah Brooks and changing the amount of the fund from \$200 to \$300; and

**WHEREAS**, Deborah Brooks is bonded in the amount of \$5000 by virtue of a surety bond.

**NOW THEREFORE, BE IT RESOLVED** that the Township Committee of Long Hill Township hereby authorizes such action and two copies of this resolution will be filed with the Division of Local Government Services.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-152  
APPOINTMENT OF QUALIFIED PURCHASING - MCCARTHY**

**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. Gretchen McCarthy is hereby appointed Long Hill Township Qualified Purchasing Agent (“QPA”) in accordance with Township Code Section 2-25, as authorized by N.J.S.A. 40A:11-9, and she shall serve at the pleasure of the Township Committee.
2. Gretchen McCarthy shall receive an annual stipend of \$5,000 for serving as QPA, which shall be prorated to reflect the actual time that she serves in that position.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-153**

**RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING  
\$2,531,000 BOND ANTICIPATION NOTES OF THE TOWNSHIP OF LONG HILL, IN THE  
COUNTY OF MORRIS, NEW JERSEY.**

**BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AS FOLLOWS:

Pursuant to a bond ordinance of the Township of Long Hill, in the County of

Morris (the “Township”) entitled: “Bond ordinance appropriating \$1,735,000, and authorizing the

issuance of \$1,652,000 bonds or notes of the Township, for various improvements or purposes authorized to be undertaken by the Township of Long Hill, in the County of Morris, New Jersey”, finally adopted on July 8, 2013 (#315-13), Bond Anticipation Notes of the Township in a principal amount not exceeding \$321,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any Bond Anticipation Notes heretofore issued therefor.

Pursuant to a bond ordinance of the Township entitled: “Bond ordinance appropriating \$716,000, and authorizing the issuance of \$681,423 bonds or notes of the Township, for various improvements or purposes authorized to be undertaken by the Township of Long Hill, in the County of Morris, New Jersey”, finally adopted on July 9, 2014 (#332-14), bond anticipation notes of the Township in a principal amount not exceeding \$350,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Pursuant to a bond ordinance of the Township entitled: “Bond ordinance providing for the improvement of various roads in and by the Township of Long Hill, in the County of Morris, New Jersey, appropriating \$263,000 therefor and authorizing the issuance of \$249,000 bonds or notes of the Township for financing such appropriation”, finally adopted on May 27, 2015 (#354-15), bond anticipation notes of the Township in a principal amount not exceeding \$180,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Pursuant to a bond ordinance of the Township entitled: “Bond ordinance providing for the acquisition of lands in and by the Township of Long Hill, in the County of Morris, New Jersey, appropriating \$1,000,000 therefor and authorizing the issuance of \$952,000

bonds or notes of the Township for financing part of the cost thereof”, finally adopted on April 13, 2016 (#381-16), bond anticipation notes of the Township in a principal amount not exceeding \$620,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Pursuant to a bond ordinance of the Township entitled: “Bond ordinance appropriating \$965,751, and authorizing the issuance of \$665,751 bonds or notes of the Township, for various improvements or purposes authorized to be undertaken by the Township of Long Hill, in the County of Morris, New Jersey”, finally adopted on June 8, 2016 (#385-16), bond anticipation notes of the Township in a principal amount not exceeding \$660,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

Pursuant to a bond ordinance of the Township entitled: “Bond ordinance appropriating \$1,207,052, and authorizing the issuance of \$474,000 bonds or notes of the Township, for various improvements or purposes authorized to be undertaken by the Township of Long Hill, in the County of Morris, New Jersey”, finally adopted on May 10, 2017 (#400-17), bond anticipation notes of the Township in a principal amount not exceeding \$400,000 shall be issued for the purpose of temporarily financing the improvement or purpose described in Section 3 of said bond ordinance, including (to any extent necessary) the renewal of any bond anticipation notes heretofore issued therefor.

All bond anticipation notes (the “notes”) issued hereunder shall mature at such times as may be determined by the treasurer, the chief financial officer or the acting chief financial officer of the Township (the “Chief Financial Officer”), provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer and shall be signed and

sealed by officials and officers of the Township in any manner permitted by N.J.S.A. §40A:2-25. The Chief Financial Officer shall determine all matters in connection with the notes issued hereunder, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price. The Chief Financial Officer is directed to report in writing to the governing body of the Township at the meeting next succeeding the date when any sale or delivery of the notes hereunder is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

Any instrument issued pursuant to this resolution shall be a general obligation of the Township, and the Township's faith and credit are hereby pledged to the punctual payment of the principal of and interest on said obligations and, unless otherwise paid or payment provided for, an amount sufficient for such payment shall be inserted in the budget and a tax sufficient to provide for the payment thereof shall be levied and collected.

The chief financial officer of the Township is hereby authorized and directed to do all other matters necessary, useful, convenient or desirable to accomplish the delivery of said notes to the purchasers thereof as promptly as possible, including (i) the preparation, execution and dissemination of a Preliminary Official Statement and Final Official Statement with respect to said notes, (ii) preparation, distribution and publication, if necessary, of a Notice of Sale with respect to said notes, (iii) execution of a Continuing Disclosure Undertaking, with respect to said notes in accordance with Rule 15c2-12 promulgated by the Securities and Exchange Commission and (iv) execution of an arbitrage and use of proceeds certificate certifying that, among other things, the Township, to the extent it is empowered and allowed under applicable law, will do and perform all acts and things necessary or desirable to assure that interest paid

on said notes is not included in gross income under Section 103 of the Internal Revenue Code of 1986, as amended.

All action heretofore taken by officials and professionals of the Township relating to the sale of said notes are hereby ratified, confirmed, adopted and approved.

This resolution shall take effect immediately.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-154  
AUTHORIZING THE TOWNSHIP OF LONG HILL PARTICIPATE IN THE GRANT  
PROGRAM FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND  
PUBLIC SAFETY, DIVISION OF STATE POLICE, FOR THE EMERGENCY  
MANAGEMENT PERFORMANCE  
GRANT PROGRAM FOR EMAA FY 2017**

**WHEREAS**, the Township of Long Hill Office of Emergency Management ("OEM") submitted an application to the State of New Jersey, Department of Law and Public Safety, Division of State Police (the "Division") to receive funding from the 2017 Emergency Management Performance Grant Program; and

**WHEREAS**, the Township of Long Hill Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant CFDA #97.042, award FY 17-EMPG-EMAA-1430 from the New Jersey State Police Office of Emergency Management. The sub-grant consisting of a total of up to \$20,117.10 including up to \$10,000.00 Federal award and up to \$10,117.10 Local Matching Funds, is for the purpose of enhancing the Township of Long Hill's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

**WHEREAS**, the sub-grant award incorporates all conditions and representations contained or made in the application of award #FY17 EMPG-EMAA-1430; and

**WHEREAS**, the Township of Long Hill Office of Emergency Management, designated by the New Jersey State Police, Office of Emergency Management has submitted an application for Sub-grant Award that has been required by the said New Jersey State Police Office of Emergency Management for the sub-grant award period of July 1, 2017 through June 30, 2018; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Long Hill, County of Morris, in the State of New Jersey that the Township Committee authorizes the Long Hill Office of Emergency Management to participate in the Grant Program and agrees to accept the \$10,000.00 award for the Long Hill Township "OEM" for emergency management purposes and agrees to the \$10,117.10. in matching funds for EMAA FY 2017.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-157**

**RESOLUTION RATIFYING DPW 2018-2023 CONTRACT**

**WHEREAS**, the Township has negotiated a collective bargaining agreement with the Long Hill Township Public Works Association;

**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 collective bargaining agreement with the Long Hill Township Public Works Association for the period January 1, 2018 through December 31, 2023, a copy of which is on file in the Township Clerk’s office, is hereby ratified.

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**TOWNSHIP OF LONG HILL  
RESOLUTION #18-156  
MEMORIAL DAY CELEBRATION**

**WHEREAS**, the Township of Long Hill wishes to honor our veterans with a Memorial Day Celebration, and

**WHEREAS**, the celebration will begin with a parade from Mercer Street to Central School at 9:30, followed by refreshments at the Stirling Fire House until approximately 1:00 PM.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Long Hill that the Township will co-sponsor the Memorial Day Celebration described above with the Stirling Fire Dept. All expenses for the celebration will be charged to the Township operating budget, not to exceed \$1,000.00

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-157**

**AWARDING CONTRACT FOR MAIN/CENTRAL AVENUE AND NORTHFIELD  
ROAD SIDEWALK IMPROVEMENTS  
(EXTRA WORK REQUIRED BY NJ DOT LOCAL AID)**



**WHEREAS**, two quotations were received by the Township Engineer on April 12, 2018 for the construction of extra work required by NJ DOT Local Aid in connection with Main/Central Avenue and Northfield Road sidewalk improvements; and

**WHEREAS**, the low quotation was received from JTG Construction, Inc. in the amount of \$35,000.00; and

**WHEREAS**, Township Engineer Paul Ferriero has recommended that the contract be awarded to JTG Construction, Inc. in accordance with its low quotation; and

**WHEREAS**, the governing body has reviewed the recommendation made by the Township Engineer; 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 construction of extra work required by NJ DOT local aid in connection with the Main/Central Avenue & Northfield Road sidewalk improvements is hereby awarded to JTG Construction, Inc., 188 Jefferson Street, Suite 387, Newark, New Jersey 07105 in accordance with the specifications and its quotation dated April 12, 2018.
2. The Mayor and Clerk are hereby authorized and directed to execute the contract for the construction of the extra work required by NJ DOT local aid in connection with the Main/Central Avenue & Northfield Road sidewalk improvements in accordance with the quotation documents.
3. This contract will be properly charged to the Capital Ordinances #385-16

and #353-15.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-158  
INCREASING BID THRESHOLD**

**WHEREAS**, Ordinance #229-12 (now codified as Township Code Section 2-25) created the position of Township Purchasing Agent (“QPA”) pursuant to N.J.S.A. 40A:11-9(b); and

**WHEREAS**, Gretchen McCarthy has been appointed Township QPA; and

**WHEREAS**, the Township wishes to take advantage of the bid threshold amount adjusted by Governor Chris Christie pursuant to subsection “c” of N.J.S.A. 40A:11-3, and effective July 1, 2015;

**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 it does hereby increase bid threshold to \$40,000, and the quotation threshold to \$6,000.

**ORDINANCE:**

**FIRST READING/INTRODUCTION**

**TOWNSHIP OF LONG HILL  
ORDINANCE #419-18**

**AN ORDINANCE AMENDING THE TOWNSHIP ALARM SYSTEMS ORDINANCE**

**WHEREAS**, Section 4-1.12 of the Township Alarm Systems Ordinance is vague; and

**WHEREAS**, Township Police Chief Ahmed Naga has recommended that the ordinance be clarified so that the police can continue issuing summonses for five or more false alarms in any one calendar year;

**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 Chapter IV of the Township Code entitled “General Licensing” is hereby amended as follows:

**Section 1.** Sections 4-1.12 entitled “Proper Maintenance” and 4-1.14 entitled “Violations and Penalties” in Section 4-1, entitled “Alarm Systems”, are amended to read as follows:

~~“4-1.12 Proper Maintenance [reserved]~~

~~Every person who installs, maintains or uses a warning device to serve an improved property within the Township shall promptly correct or disconnect any faulty device upon notice from the Chief of Police that the system is sounding an inordinate number of false alarms.~~

~~4-1.14 Violations and Penalties for False Alarms.~~

~~Any person who violates any provision of this section shall, upon conviction, be liable to the penalty stated in Chapter I, Section 1-5. (Ord. No. 12-78; 1967 Code § 4A-14)~~

The penalties for false alarms shall be as follows:

a. In any twelve (12) month period, the following penalties shall apply:

<u>False Alarm Number</u>	<u>Penalty</u>
<u>One-Four</u>	<u>\$0</u>
<u>Five</u>	<u>\$50</u>
<u>Six and succeeding</u>	<u>\$100 per false alarm</u>

**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, May 9, 2018, will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, June 13, 2018 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: \_\_\_\_\_, that Ordinance #419-18 be introduced on first reading and advertised for second reading which is scheduled for the June 13<sup>th</sup>, 2018 Meeting.

**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE:**

**SECOND READING/ADOPTION**

**TOWNSHIP OF LONG HILL  
ORDINANCE # 413 -18**

**ADOPTING ZONING REGULATIONS NECESSARY TO IMPLEMENT THE  
TOWNSHIP'S MT. LAUREL SETTLEMENT AGREEMENT WITH FAIR SHARE  
HOUSING CENTER AND SUPPLEMENTING AND AMENDING SECTION 122 OF  
THE TOWNSHIP LAND USE ORDINANCE ENTITLED  
"ZONE DISTRICTS AND USE REGULATIONS"**

**WHEREAS**, the New Jersey Supreme Court in *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015)*, found that the COAH administrative process had become non-functioning and as a result, returned primary jurisdiction over affordable housing matters to the trial courts; and

**WHEREAS**, in doing so, the Supreme Court established a transitional process for municipalities, like Long Hill Township, that participated in the administrative process before COAH, to file a declaratory judgment action with the trial court seeking to declare their Housing

Elements and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH; and

**WHEREAS**, Long Hill Township filed its declaratory judgment action in the Superior Court of New Jersey, Morris County, on July 6, 2015 at Docket No. MRS-L-1660-15; and

**WHEREAS**, the Township thereafter settled its declaratory judgment action with the Fair Share Housing Center (“FSHC”) and the terms of that settlement were memorialized in an agreement dated September 27, 2017; and

**WHEREAS**, at the conclusion of the Fairness Hearing held on December 15, 2017, the Honorable Michael E. Hubner, J.S.C., found that the settlement agreement between the Township and FSHC is fair and adequately protects the interests of low- and moderate-income persons within the Township’s housing region; under Mt. Laurel IV, subject to the Court’s approval by way of a final compliance hearing which has been scheduled for June 15, 2018; and

**WHEREAS**, the settlement agreement with FSHC provides that:

- “13. The Township . . . shall propose and adopt any new or modified ordinances required to implement this agreement . . .
- “14. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied.”; and

**WHEREAS**, in accordance with the terms of the settlement agreement, the Township Planning Board has prepared and submitted to the Township Committee for its consideration ordinances creating a new R-MF 4 - Multi Family Residential Zone 4, R-MF4 O Multi Family

Residential 4 Overlay Zone, RAHO Redevelopment Affordable Housing Overlay Zone and MU-O Mixed Use Overlay Zone;

**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 122 of the Township Land Use Ordinance entitled “Zone Districts and Use Regulations” be supplemented and amended as follows:

**Section 1.** There is hereby created a new section 122.3A entitled “R-MF 4 - Multi Family Residential Zone 4” which reads as follows:

**“122.3A R-MF 4 - Multi Family Residential Zone 4**

a. Purpose

The purpose of the R-MF 4 zone district is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

b. Location

The location of the R-MF 4 zone applies to a lot on the south side of Valley Road, east of Mountain Avenue. This lot is known as Block 10801, Lot 3.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the “Low- and Moderate-Income Housing Requirements” below shall be permitted uses in the R-MF 4 zone district.

d. Low and Moderate Income Housing Requirements

1. This property shall be used for inclusionary affordable housing multi-family dwelling units.

2. The minimum lot area shall be not less than five (5) acres.
3. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the R-MF 4 zone:
  - a. Minimum lot size: 5 acres.
  - b. Minimum lot width: 250 feet.
  - c. Maximum building height: 3 stories or 45 feet.
    1. Buildings facing Valley Road may not exceed 2.5 stories or 35 feet.
  - d. Minimum front yard: 50 feet.
  - e. Minimum side yard: 30 feet.
  - f. Minimum rear yard: 50 feet.
  - g. Maximum building coverage: 20%.
  - h. Maximum lot coverage: 40%.
  - i. Floor Area Ratio: 0.5.
  - j. Buffer: 10 feet.”

**Section 2.** There is hereby created a new section 122.15 entitled “Affordable Housing Overlay Zones” which reads as follows:

**122.15 AFFORDABLE HOUSING OVERLAY ZONES**

**“122.15.1 R-MF 4 O Multi Family Residential 4 Overlay Zone**

a. Purpose

The purpose of the R-MF 4-O Multifamily Residential 4 Overlay Zone is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

b. Location

The location of the R-MF 4-O zone applies to lots on the east side of Warren Avenue, between the PSEG/JCPL transmission Right of Way and Morris Street, consisting of Block 11501, Lots 1 and 4, and Block 11502, Lots 1, 2, and 14.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the “Low- and Moderate-Income Housing Requirements” below shall be permitted uses in the R-MF 4-O zone district in addition to those uses already permitted by the underlying zone district.

d. Zone Standards

1. The properties specified in this location shall be used for inclusionary affordable housing multi-family dwelling units.
2. The minimum lot area shall be not less than seven (7) acres.
3. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to low-and moderate-income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the R-MF 4O zone:
  - a. Minimum lot size: 7 acres.
  - b. Minimum lot width: 700 feet along Valley Road.
  - c. Maximum building height: 3 stories or 45 feet.
  - d. Minimum front yard: 50 feet.
  - e. Minimum side yard: 30 feet.



- f. Minimum rear yard: 50 feet.
- g. Maximum building coverage: 20%.
- h. Maximum lot coverage: 40%.
- i. Floor Area Ratio: 0.5.
- j. Buffer: 10 feet.

**122.15.2 RAHO Redevelopment Affordable Housing Overlay Zone**

a. Purpose

The purpose of the RAHO Redevelopment Affordable Housing Overlay Zone is to provide zoning for affordable housing which provides for the realistic opportunity for the construction of very low, low and moderate-income housing in the Valley Road Redevelopment Area.

b. Location

The RAHO Zone applies to the Valley Road Redevelopment Area located along Valley Road east of Main Avenue and comprising of Block 10401, Lots 1-4 and Block 11514, Lots 6, 31-32.

c. Permitted Uses

Multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the “Low- and Moderate-Income Housing Requirements” below shall be permitted uses in the RAHO zone district in addition to those uses already permitted by the underlying zone district.

d. Low and Moderate-Income Housing Requirements:

1. If redevelopment is undertaken in this zone, the proposed development shall include inclusionary affordable housing.
2. The minimum lot area shall be not less than two (2) acres.
3. The maximum density for residential development shall not exceed fifteen (15) dwelling units per acre.
4. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate-income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less

than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.

5. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
6. These bulk standards shall apply to development in the RAHO zone:
  - a. Minimum lot size: 2 acres.
  - b. Minimum lot width: 350 feet along Valley Road.
  - c. Maximum building height: 3 stories or 45 feet.
  - d. Minimum front yard: 20 feet.
  - e. Minimum side yard: 15 feet.
  - f. Minimum rear yard: 20 feet.
  - g. Maximum building coverage: 40%.
  - h. Maximum lot coverage: 60%.
  - i. Floor Area Ratio: 0.6.
  - j. Buffer: 10 feet.

### **122.15.3 MU-O Mixed Use Overlay Zone**

#### **a. Purpose**

The purpose of the MU-O Overlay zone district is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

#### **b. Location**

The location of the MU-O zone is at the corner lot on the north side of Stone House Road and the west side of Division Avenue extending north to the NJ Transit railroad. This property is known as Block 12301, Lot 1.

#### **c. Permitted Uses**

Commercial uses consisting of retail, personal services, restaurants and offices and multi-family dwelling units for the provision of inclusionary affordable housing pursuant to the Zone Standards below shall be permitted uses in the MU-O zone district in addition to those uses already permitted by the underlying zone district.

#### **d. Zone Standards**

1. The properties specified in this location shall be used for inclusionary affordable housing multi-family dwelling units.
2. A maximum of 10,000 SF of commercial space for retail, personal service, restaurant and office uses is allowed.
3. The minimum lot area shall be not less than eleven (11) acres.
4. The maximum density for residential development shall not exceed twelve (12) dwelling units per acre.
5. Not less than fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate income households or twenty (20%) percent of any for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up.
6. The affordable units must meet the income and bedroom distribution requirements of N.J. Stat. § 52:27D-329.1 and N.J.A.C. 5:80-26.3.
7. Commercial buildings may only face Division Avenue of the NJ Transit railroad right of way.
8. These bulk standards shall apply to development in the MU-O zone:
  - a. Minimum lot size: 11 acres.
  - b. Minimum lot width: 500 feet.
  - c. Maximum building height:
    1. 2.5 stories or 35 feet for buildings facing Division Avenue (east boundary line) or the NJ Transit Railroad tracks (north boundary line).
    2. Maximum 3 stories or 45 feet for buildings facing Stone House Road (south boundary line) and in the interior of the property.
  - d. Minimum front yard:
    1. 50 feet on Division Avenue.
    2. Commercial buildings facing Division Avenue shall have a 20 foot front yard setback.
    3. 30 feet on Stone House Road.
  - e. Minimum side yard: 30 feet.
  - f. Minimum rear yard: 50 feet.
  - g. Maximum building coverage: 20%.

- h. Maximum lot coverage: 40%.
- i. Floor Area Ratio: 0.5.
- j. Buffer: 10 feet.”

**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, April 11, 2018 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:00 p.m. on Wednesday, May 9, 2018 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**  
**CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #413-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**TOWNSHIP OF LONG HILL**  
**ORDINANCE #414-18**

**CONCERNING AFFORDABLE HOUSING DEVELOPMENT FEES AND AMENDING**  
**SECTION 185 OF THE TOWNSHIP LAND USE ORDINANCE**  
**ENTITLED “DEVELOPMENT FEES”**

**WHEREAS**, the COAH rules permit the collection of affordable housing development fees from residential developers in an amount equal to 1½% of the equalized assessed value for residential developments and 2½% for commercial developments; and

**WHEREAS**, COAH approved the attached ordinance by resolution adopted May 14, 2013;

**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.** Section 185 of the Township Land Use Ordinance entitled “Development Fees” is hereby amended in its entirety as shown on Exhibit “A” which is attached hereto and incorporated herein by reference.

**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, April 11, 2018 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:00 p.m. on Wednesday, May 9, 2018 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.

**EXHIBIT A – see attached**

**OPEN PUBLIC  
CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #414-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**TOWNSHIP OF LONG HILL**

**ORDINANCE #415-18**

**BOND ORDINANCE APPROPRIATING \$641,182, AND AUTHORIZING THE ISSUANCE OF \$593,232 BONDS OR NOTES OF THE TOWNSHIP, FOR VARIOUS IMPROVEMENTS OR PURPOSES AUTHORIZED TO BE UNDERTAKEN BY THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY.**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

The several improvements described in Section 3 and Section 9 of this bond ordinance are hereby respectively authorized as general improvements to be made or acquired by The Township of Long Hill, in the County of Morris, New Jersey. For the said several improvements or purposes stated in said Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriations made for said improvements or purposes, said sums being inclusive of all appropriations heretofore made therefor and amounting in the aggregate to \$641,182 including the aggregate sum of \$47,950 as the down payment for said improvements or purposes required by law and more particularly described in said Section 3 and

now available therefor by virtue of provision in a previously adopted budget or budgets of the Township for down payment or for capital improvement purposes.

For the financing of said improvements or purposes and to meet the part of said \$641,182 appropriations not provided for by application hereunder of said down payments, negotiable bonds of the Township are hereby authorized to be issued in the principal amount of \$593,232 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Township in a principal amount not exceeding \$593,232 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

The improvements hereby authorized by this Section 3 and the several purposes for the financing of which said obligations are to be issued, the appropriation made for and estimated cost of each such purpose, and the estimated maximum amount of bonds or notes to be issued for each such purpose, are respectively as follows:

<u>IMPROVEMENT OR PURPOSE</u>	<u>APPROPRIATION AND ESTIMATED COST</u>	<u>ESTIMATED MAXIMUM AMOUNT OF BONDS AND NOTES</u>
(a) Improvement of various roads and locations in and by the Township, including, without limitation, Morristown Road, Valley Road, Church Road, Highland Avenue, Hilltop Road, Home Street, Midvale Avenue, Lower Overlook, Passaic Street, Riverview Drive, Skyline Drive and Stonehouse Road by the reconstruction, surfacing or resurfacing thereof to provide roadway pavements at least equal in useful life or durability to a roadway pavement of Class B construction (as used or referred to in Section 40A:2-22 of said Local Bond Law), together with all traffic lights, studies, curbing, structures, storm water drainage improvements, catch basins, milling, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specification therefor on file or to be filed in the office of the Township Clerk and hereby approved	\$471,182	\$431,732
(b) Acquisition by purchase of new and additional equipment, including one (1) front end loader for use by the Department of Public Works of the Township,		

together with all attachments, appurtenances and accessories necessary therefor or incidental thereto, all as shown on and in accordance with the specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved

170,000

161,500

Totals

\$641,182

\$593,232

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the said down payment for said purpose.

The following additional matters are hereby determined, declared, recited and stated:

The said purposes described in Section 3 of this bond ordinance are not a current expenses and each is a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

The average period of usefulness of said purposes described in Section 3 of this bond ordinance within the limitations of said Local Bond Law and taking into consideration the respective amounts of the said obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 11.36 years.

The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Township Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Township as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$593,232, and the said obligations



authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

Amounts not exceeding \$100,000 in the aggregate for interest on said obligations, costs of issuing said obligations, engineering costs and other items of expense listed in and permitted under Section 40A:2-20 of said Local Bond Law may be included as part of the costs of said improvements described in Section 3 of this bond ordinance and are included in the foregoing estimate thereof.

All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of Section 40A:2-8 of said Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale at not less than par and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Township at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of said obligations and interest thereon without limitation of rate or amount.

The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Township Clerk and are available for public inspection.

This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #415-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**TOWNSHIP OF LONG HILL**  
**ORDINANCE #416-18**

**BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF THE SANITARY SEWERAGE SYSTEM IN AND BY THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$7,216,912 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,216,912 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING SUCH APPROPRIATION.**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), **AS FOLLOWS:**

The improvement described in Section 3 of this bond ordinance is hereby authorized as a general improvement to be made or acquired by The Township of Long Hill, in the County of Morris, New Jersey. For the said improvement or purpose stated in said Section 3, there is hereby appropriated the sum of \$7,216,912, said sum being inclusive of all appropriations heretofore made therefor.

For the financing of said improvement or purpose and to meet the said \$7,216,912 appropriation, negotiable bonds of the Township are hereby authorized to be issued in the principal amount of \$7,216,912 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Township in a principal amount not exceeding \$7,216,912 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

a. The improvement hereby authorized and purpose for the financing of which said obligations are to be issued is the improvement of the sanitary sewerage system in and by the Township, including the upgrade of the sewer plant and collection system, improvements to the sewer lining and the upgrade of the pump stations, together with all structures, site work, equipment, work and materials necessary therefor or incidental thereto, all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved.

The estimated maximum amount of bonds or notes to be issued for said purpose is \$7,216,912.

The estimated cost of said purpose is \$7,216,912.

The following additional matters are hereby determined, declared, recited and stated:

The said purpose described in Section 3 of this bond ordinance is not a current expense and is a property or improvement which the Township may lawfully acquire or make as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

The period of usefulness of said purpose within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is forty (40) years.

The supplemental debt statement required by said Local Bond Law has been duly made and filed in the office of the Township Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Township as defined in said Local Bond Law is increased by the authorization of the bonds and notes provided for in this bond ordinance by \$7,216,912, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

An aggregate amount not exceeding \$700,000 for interest on said obligations, costs of issuing said obligations and other items of expense listed in and permitted under section 40A:2-20 of said Local Bond Law may be included as part of the cost of said improvement financed by this bond ordinance and is included in the foregoing estimate thereof.

This bond ordinance authorizes obligations of the Township solely for an environmental infrastructure project described in paragraph (c) of section 40A:2-11 of said Local Bond Law and, therefore, no down payment is required.

All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer, provided that, except as may be otherwise provided for and authorized by N.J.S.A. §58:11B-9(e) relating to interim loans from the New Jersey Infrastructure Bank, no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the Chief Financial Officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. §40A:2-8 and N.J.S.A. §58:11B-9(e). The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the dates of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body of the Township at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, interest rate and maturities of the notes sold, the price obtained and the name of the purchaser.

The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct, unlimited obligations of the Township, and, unless paid from the revenues of the sewer utility of the Township, the Township shall be obligated to

levy ad valorem taxes upon all the taxable property within the Township for the payment of said obligations and interest thereon without limitation of rate or amount.

The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the Director, Division of Local Government Services, are on file with the Township Clerk and are available for public inspection.

This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by said Local Bond Law.

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #416-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**LONG HILL TOWNSHIP**  
**ORDINANCE #417-18**

**ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AND APPROPRIATING \$202,050 THEREFOR FROM VARIOUS FUNDS OF THE TOWNSHIP.**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AS FOLLOWS:**

The improvements described in Section 2 of this ordinance are hereby authorized as general improvements to be made or acquired by The Township of Long Hill, in the County of Morris, New Jersey. For the said improvements or purposes stated in said Section 2, there is

hereby appropriated therefor the sum of \$202,050, to the extent of \$30,000, from moneys available in the Open Space Trust Fund of the Township and, to the extent of \$172,050, from moneys available in the Capital Improvement Fund of the Township.

The improvements hereby authorized and the several purposes for the financing of which the appropriation is made as provided in Section 1 of this ordinance are as follows: (a) the acquisition by purchase of equipment, including self-contained breathing apparatus and communications equipment for use by the Stirling Fire Department, radar signs and mobile data terminals for use by the Police Department of the Township, and furnishings for use at the Municipal Building in the Township; and (b) the improvement of municipally-owned facilities and locations in and by the Township, including Meyersville Field by the installation of fencing thereat, the baseball and softball fields by the rehabilitation thereof, the Municipal Building by the renovation thereof, the upgrade of the heating, ventilation and air conditioning system, and the installation of new doors and a security system, and the Police Department headquarters by the upgrade of the heating, ventilation and air conditioning system, and improvements to the police range, together with, for all of the foregoing, all site work, appurtenant equipment, accessories, attachments, work and materials, and all engineering, legal, advertising and other costs associated therewith, and all as shown on and in accordance with the plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved.

The capital budget or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board showing all detail of the amended capital budget or temporary capital budget and capital program as approved by the

Director, Division of Local Government Services are on file with the Township Clerk and are available for public inspection.

This ordinance shall take effect after publication after final adoption, as provided by law.

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #417-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**TOWNSHIP OF LONG HILL**  
**ORDINANCE #418-18**

**AN ORDINANCE CONCERNING SEWER USER RATES AND**  
**AMENDING CHAPTER XXII OF THE TOWNSHIP CODE ENTITLED “SEWERS”**

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

Section 1. Section 22-23 entitled “User Rates” is hereby amended to read as follows:

**22-23 USER RATES**

**22-23 USER RATES.**

The following sewer service and usage fees are hereby established effective January 1, 2018, and shall remain in full force and effect until revised by ordinance duly adopted by the Township Committee:

- a All residential sewer users shall be charged a service fee of \$175.00 per year per unit.
- b All commercial and industrial sewer users shall be charged a service fee of \$175.00 per year per unit.
- c Residential sewer users that are metered shall be charged a sewer usage fee at the rate of \$18.27 per thousand gallons.

1. The gallons used shall be the total water metered (Actual Usage) for the six (6) winter months preceding the billing year. By example, in the billing year of 2017, the gallons are determined from the six (6) months January through March and October through December 2016. The months excluded are: April through September 2016.



2. Water consumption figures for each user will be obtained from the water company servicing the premises or by the Township Sewer department if the meter is not serviced by the water company.
  3. If the meter is not read or incorrectly read for one or more months of the usage period as determined by the Sewer Utility Collector, the amount charged for those months shall be equal to the approximate average monthly usage among other billable months during the same period.
- d. Commercial and industrial sewer users that are metered shall be charged a sewer usage fee at the rate of \$18.27 per thousand gallons.
1. The gallons used shall be the total water metered (Actual Usage) for the six (6) winter months preceding the billing year. By example, in the billing year of 2017, the gallons are determined from the six (6) months January through March and October through December 2016. The months excluded are: April through September 2016.
  2. Water consumption figures for each user will be obtained from the water company servicing the premises or by the Township Sewer department if the meter is not serviced by the water company.
  3. If the meter is not read or incorrectly read for one or more months of the usage period as determined by the Sewer Utility Collector, the amount charged for those months shall be equal to the approximate average monthly usage among other billable months during the same period.
- e. Sewer Users that are not metered shall be charged a usage fee as follows:
- Residential units: \$575 per unit
- Commercial or Industrial units: \$1200 per unit
- f. If a user has multiple water sources, the usage fee shall be the combined total of each source as specified in subsection 22-23c or d. if metered and subsection 22-23e. if unmetered. Only one service fee shall be applied.
- g. The Township Committee may require a water meter to be installed by any sewer user utilizing a well or other private water system at the property owner's expense.
- h. Each user who is a resident of this Township and who was sixty-five (65) years of age or older during the prior calendar year shall be entitled annually, upon submission of a claim on proper forms, to a deduction of forty (\$40.00) dollars from his or her sewer use charge as established hereinabove.

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, April 25, 2018, will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, May 9, 2018 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**  
**CLOSE PUBLIC**

**MOVED** by \_\_\_\_\_ of the Township Committee of the Township of Long Hill, that Ordinance #418-18 is hereby adopted. **SECOND** by: \_\_\_\_\_. **ROLL CALL VOTE:**

#### **BUDGET ADOPTION:**

#### **RESOLUTION 18-132** **2018 BUDGET TO BE READ BY TITLE ONLY AT PUBLIC HEARING**

**WHEREAS**, N.J.S.A. 40A:4-8 provides that the budget be read by title only at the time of public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least one week prior to the date of hearing a complete copy of the approved budget as advertised has been made available in the Municipal Building, and copies have been made available by the Clerk to persons requesting them; and

**WHEREAS**, these conditions have been met;

**NOW, THEREFORE, BE IT RESOLVED** BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY that the budget shall be read by title only.

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 18-132 is hereby approved and the 2018 Budget is hereby adopted. **SECONDED** by: \_\_\_\_\_ . **ROLL CALL VOTE:**

**RESOLUTION 18-133  
ADOPTION OF 2018 BUDGET**

**BE IT RESOLVED** by the Township Committee of the Township of Long Hill, County of Morris that the budget hereinbefore set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of \$14,090,177.57 for municipal purposes.

**BE IT RESOLVED** that the summary of revenues and appropriations are approved as attached.

**OPEN TO PUBLIC  
CLOSE TO PUBLIC**

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 18-133 is hereby approved and the 2018 Budget is hereby adopted. **SECONDED** by: \_\_\_\_\_ . **ROLL CALL VOTE:**

**DISCUSSION:**

- 26 Metzler Place

**ADMINISTRATOR’S REPORT:**

**OLD BUSINESS/NEW BUSINESS:**

**ANNOUNCEMENTS/CORRESPONDENCE:**

- Saturday, May 12<sup>th</sup> 26<sup>th</sup> Annual Letter Carriers “Stamp Out Hunger” Food Drive

**MEETING OPEN TO THE PUBLIC:**

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

**ADJOURNMENT**