

**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ  
TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA  
NOVEMBER 7, 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 #18-282  
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:

- Wastewater Plant
- Architectural Feasibility Study RFP
- Risk Management

Collective Bargaining Negotiations:

- PBA

Personnel:

- CFO Renewal??

**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 #18-282 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:**

**ADMINISTRATOR'S REPORT:**

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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 #18-283 through #18-290 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

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**RESOLUTION 18-283  
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 18-284  
APPROVAL AND RELEASE OF MINUTES**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill does hereby approve and release the Township Committee Minutes of the October 24, 2018 Township Committee Special Meeting.

**BE IT FURTHER RESOLVED** that the Township Committee hereby approves October 24, 2018 Executive Session Meeting Minutes as redacted by the Township Attorney.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-285  
AUTHORIZING MILLINGTON FIRE COMPANY COIN TOSS**

**BE IT RESOLVED**, the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey authorizes the Millington Volunteer Fire Company to conduct a coin toss at the intersection of Long Hill Road and Basking Ridge Road in Millington between the hours of 9 am and 2 pm on Saturday December 1st, 2018.

**BE IT FURTHER RESOLVED** that this approval is contingent upon the Millington Volunteer Fire Company receiving approval from the County of Morris.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-286  
AUTHORIZING SOLICITATION OF BIDS FOR ADDITIONAL  
CELLULAR TOWER TENANT(S) AT DPW SITE**

**WHEREAS**, the Township entered into agreements with Cellular One (now AT&T Wireless) and Bell Atlantic Mobile (now Verizon Wireless) to lease space at the Township public works site for the installation of a 125-foot monopole and the construction of appurtenant facilities; and

**WHEREAS**, both leases were for an initial term of five years commencing January 1, 1995 with tenant options to renew for four additional five-year periods; and

**WHEREAS**, the final options expire on December 31, 2020; and

**WHEREAS**, both leases provide in pertinent part that the Township may elect to provide for the simultaneous leasing of the leased premises to other tenant(s) under leases identical in form to those leases except as to the accepted rent bid for each tenant and further provide that if the Township accepts such co-location bids, there shall be attached to all leases a co-location agreement which among other things describes how the various tenants shall share, divide, allocate, contribute to and/or bear responsibility between or among themselves for the cost of making any improvements to the leased premises, the ownership and depreciation of any improvements to the leased premises, the cost of maintenance, repair and restoration of the leased premises, the use of the improvements, application for governmental approvals and non-interference with operations of other tenants; and

**WHEREAS**, Sprint through Crown Castle has expressed an interest in leasing 220 square feet at the Township Public Works site to construct an unmanned equipment room and to place its antennas on the 125-foot monopole previously installed at the site; and

**WHEREAS**, that monopole is also used by the Township for its antennas; and

**WHEREAS**, the Local Lands and Buildings Law at *N.J.S.A. 40A:12-14* allows a municipality to lease any real property not needed for public use to the highest bidder by open

public bidding at auction or by submission of sealed bids;

**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 leasing of an additional 220 square foot parcel at the Township Public Works site located at the foot of Warren Avenue (south of Passaic Valley Road) and known as Lot 6, Block 10411 on the Township Tax Maps is hereby authorized in accordance with the existing leases and co-location agreement with Verizon and AT&T Wireless and upon the terms and conditions hereinafter set forth.

2. Sealed bids must be submitted to the Township Clerk no later than 10 o'clock a.m. on Wednesday, November 28, 2018. All bids must be enclosed in a sealed opaque envelope bearing the name and address of the bidder and clearly marked "Communications Tower".

3. The Township Clerk is hereby directed to advertise the method of bidding in a newspaper circulating in the Township by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven (7) days prior to the letting of the lease.

4. All bids must be accompanied by cash or certified check in the amount of \$2,000. If each successful bidder does not execute a lease with the Township within ten (10) days following the award, then that bidder's \$2,000 deposit shall be forfeited. At the time of the signing of the lease, each successful bidder shall submit its pro rata share of costs incurred by the Township in connection with the public bidding, including but not limited to the cost of preparing this resolution and publishing the notice to bidders.

5. All bids shall be referred to the Township Committee for review and final

approval. The Township Committee will make its decision known by resolution within twenty (20) days after the bids are received. Acceptance or rejection of the bid or bids shall be made not later than at the second regular meeting of the Township Committee following the completion of the bidding, and, if the Township Committee shall not so accept such highest bid or bids or reject all bids, said bids shall be deemed to have been rejected. Any such award may be adjourned at the time advertised for not more than one (1) week without re-advertising.

6. The Township reserves the right to award leases to more than one (1) bidder. If the number of bids that can be awarded is restricted by the terms of the Township's existing lease agreements or the co-location agreement, bids shall be awarded to the highest responsible bidders in order.

7. The Township will not accept bids of less than \$2,000 per month per bidder.

8. The Township reserves the right to reject any and all bids.

9. The lease agreements shall include the following terms and conditions:

- a. The parcels to be leased shall be located in such a place that they will not interfere with Township operations or AT&T Wireless' or Verizon Wireless' use of their leased premises. All successful bidders will be required to sign the co-location agreement.
- b. The lessees shall have access to the site twenty-four (24) hours a day, seven (7) days a week.
- c. The leases shall be for a term of two (2) years commencing January 1, 2019 and ending December 31, 2020, under the same terms and conditions as the existing leases.

- d. The successful lessees shall furnish the Township with hold harmless agreements and shall provide liability insurance covering both bodily injury and property damage with minimum limits of \$1,000,000 (and a deductible not to exceed \$5,000), which policies of insurance shall name the Township as an additional insured.
- e. All utility costs including but not limited to electricity, sewer and water shall be paid by the lessees.
- f. A lessee shall not assign its lease, or any interest in its lease, or sublet the leased premises, or any part of the premises, or any right or privilege appurtenant to it, or allow any person other than the lessee and lessee's agents and employees to occupy or use the premises or any part of them, without first obtaining the Township's written consent. The Township's consent to one assignment, sublease or use shall not be a consent to any subsequent assignment or sublease or occupancy or use by another person. Any unauthorized assignment or sublease shall be void and shall terminate at the Township's option. This prohibition against assigning or subletting shall apply to the entire leased premises, including the communications tower. Notwithstanding this prohibition, a lessee shall have the right, without Township's consent, to assign its lease or sublease the demised premises to any corporation affiliated with lessee, namely: (1) a parent corporation of lessee, (2) a wholly owned subsidiary corporation of lessee or lessee's parent corporation, (3) any corporation succeeding to substantially all of the assets as a result of a consolidation or merger, or (4) any corporation to which

all or substantially all of the assets of lessee have been sold. Such an assignment without the Township's consent shall be valid only if: (1) the parent corporation of lessee or the wholly owned subsidiary corporation of lessee or lessee's parent corporation have a net worth equal to or greater than lessee's net worth prior to the assignment of the sublease, and (2) the assigning sublessee or transferee assumes by written agreement all of lessee's obligations under its lease. Any such assignment or sublease or transfer shall not release the lessee from any and all of its obligations under this lease agreement.

g. Successful bidders' use of the existing communications pole shall be subject to the co-location agreement. The existing communications pole is part of the leased premises and upon expiration or termination of the leases it shall become the property of the Township.

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**TOWNSHIP OF LONG HILL  
RESOLUTION #18-287  
In Grade Advancement - Hartmann**

**BE IT RESOLVED**, by the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey upon the advice and recommendation of Police Chief Ahmed Naga, does hereby approve the grade advancement of Officer Bryan Hartmann to Officer Grade X, effective December 1, 2018 at an annual salary of \$53,892.00.

**BE IT FURTHER RESOLVED**, that this advancement is consistent with the current PBA 322 Collective Bargaining Agreement.

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**TOWNSHIP OF LONG HILL  
RESOLUTION #18-288  
In Grade Advancement - Engel**

**BE IT RESOLVED**, by the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey upon the advice and recommendation of Police Chief Ahmed

Naga, does hereby approve the grade advancement of Officer Brian Engel to Officer Grade XI, effective December 1, 2018 at an annual salary of \$49,446.00.

**BE IT FURTHER RESOLVED**, that this advancement is consistent with the current PBA 322 Collective Bargaining Agreement.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-289  
EMERGENCY MANAGEMENT COORDINATOR PAY INCREASE**

**WHEREAS**, Shayne Daly was reappointed Long Hill Township Emergency Management Coordinator for a three-year term commencing June 1, 2018 and ending May 31, 2021; and

**WHEREAS**, Shayne Daly's hours as Emergency Management Coordinator are 20 hours a week, at a salary of \$21.22 an hour.

**BE IT RESOLVED** that the Township Committee of Long Hill Township shall increase Shayne Daly's hours to 25 hours per week at an annual salary of \$32,500, effective retroactively to May 1, 2018.

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**TOWNSHIP OF LONG HILL  
RESOLUTION 18-290  
AUTHORIZING TRANSFER OF FUNDS**

**WHEREAS**, there appears to be insufficient funds in the following accounts to meet the demands thereon for the balance of the Current Year; and

**WHEREAS**, there appears to be a surplus in the following accounts, over and above the demand necessary for the balance of the Current Year;

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with the provision R.S. 40A:4-58, part of the surplus in the account heretofore mentioned be and the same is hereby transferred to the account mentioned as being insufficient, to meet the current demands, and

**BE IT FURTHER RESOLVED**, that the Chief Financial Officer is hereby authorized and directed to make the following transfers:

<b>Transfer From:</b>		<b>Transfer To:</b>	
Insurance & Benefits (OE)	\$4,800.00	Administration (SW)	\$4,800.00
Insurance & Benefits (OE)	\$18,400.00	Finance (SW)	\$18,400.00
Insurance & Benefits (OE)	\$2,500.00	Planning (OE)	\$2,500.00



Insurance & Benefits (OE)	\$1,500.00	Bd. Of Adjustment (OE)	\$1,500.00
Tax Collection (SW)	\$550.00	Environmental (OE)	\$550.00
Police (SW)	\$33,000.00	Police Car (OE)	\$33,000.00
Police (SW)	\$3,000.00	Municipal Court (SW)	\$3,000.00
Tax Collection (SW)	\$6,300.00	Emergency Mgmt (SW)	\$6,300.00
Water (OE)	\$10,000.00	Fleet Maintenance (OE)	\$10,000.00
	<u>\$80,050.00</u>		<u>\$80,050.00</u>

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**ORDINANCE:**

**INTRODUCTION/FIRST READING**

**TOWNSHIP OF LONG HILL**

**ORDINANCE #427-18**

**AN ORDINANCE REVISING CONSTRUCTION PERMIT FEES  
AND AMENDING CHAPTER XXIX OF THE TOWNSHIP CODE ENTITLED  
“UNIFORM CONSTRUCTION CODE AND CONSTRUCTION REQUIREMENTS”**

**WHEREAS, N.J.A.C. 5:23-4.17** provides that:

“The municipality shall set enforcing agency fees by ordinance for the following activities: plan review, construction permit, certificate of occupancy, certificates of continued occupancy [and] demolition permit . . .

....

(b) On or before February 10 of each year, in a municipality that budgets according to the calendar year . . . , the construction official shall, with the advice of the subcode officials and in consultation with the municipal finance officer, prepare and submit to the governing body a report detailing the receipts and expenditures of the enforcing agency and indicating [her] recommendations for a fee schedule, based on the operating expense of the agency.

1. The report shall be structured in accordance with (c) below and with such guidelines as shall be issued from time-to-time by the Commissioner so as to accurately portray true enforcing agency expenses in general and for structures of different use groups. This report shall serve as the basis for the ordinance to be enacted by the municipality, as it may deem

appropriate, establishing the fee schedule.

2. A copy of the construction official's report recommending a fee schedule and setting forth enforcing agency revenues and expenses shall be filed with the Department when prepared and a copy of the ordinance, together with the fee schedule, shall be filed with the Department when enacted or amended.

3. The appropriation and expenditure of construction code fee revenues generated from the fee schedule established pursuant to (b)1 above shall be audited annually by an independent auditor acceptable to the Department and a copy of the auditor's report shall be provided to the Department when it is issued to the municipality . . .

(c) Costs: The fee schedule shall be calculated to reasonably cover the municipal costs of enforcing the regulations . . . ”;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, New Jersey that Chapter XXIX of the Township Code entitled “Uniform Construction Code and Construction Requirements” is hereby amended as follows:

“The fee for a construction permit shall be the sum of the applicable fees listed in paragraphs a. through c. hereof and shall be paid before the permit is issued.

a. *Building Subcode Fees.* The building subcode fees shall be as follows:

1. For new buildings and structures and additions the fee shall be \$0.040 per cubic foot

(a) ~~For Use Groups, B, E, H, I, M, and R 1: \$0.035 per cubic foot~~

(b) ~~For Use Groups, A, F, R 2, S, and U: \$0.025 per cubic foot~~

(c) ~~For Use Groups R 3, R 4 and R 5: including accessory buildings and structures: \$0.015 per cubic foot.~~

2. For alterations or renovations, fees shall be calculated on the total estimated cost (value) of the work, including labor and materials, the fee shall be \$40.00 per \$1,000.00 of estimated

cost of residential work and \$50.00 per \$1,000.00 of estimated cost of commercial work.

- (a) ~~For a value of fifty thousand (\$50,000.00) dollars, seventeen (\$17.00) dollars per one thousand (\$1,000.00) dollars of estimated value;~~
  - (b) ~~For a value from fifty thousand one (\$50,001.00) dollars to one hundred thousand (\$100,000.00) dollars, fifteen (\$15.00) dollars per one thousand (\$1,000.00) dollars of estimated value;~~
  - (c) ~~For a value over one hundred thousand (\$100,000.00) dollars, thirteen (\$13.00) dollars per one thousand (\$1,000.00) of estimated value.~~
  - (d) ~~Notwithstanding the fees outlined above, the fee for farm use buildings shall be \$.004 per cubic foot with a maximum fee of four hundred (\$400.00) dollars per building.~~
3. Fees for combination renovations and additions shall be computed as the sum of the fees computed separately in accordance with paragraphs 1 and 2 above.
  4. For swimming pool, the fee shall be:
    - (a) Above-ground pool: seventy-five (\$75.00) ~~fifty (\$50.00)~~ dollars,
    - (b) In-ground pool: three hundred (\$300.00) dollars.
  5. For retaining walls, the fee shall be:
    - (a) A retaining wall ~~with a surface area greater than five hundred fifty (550) square feet.~~ that is associated with a Class 3 residential structure, one hundred (\$100.00) dollars.
    - (b) ~~A retaining wall with a surface area of five hundred fifty (550) square feet or less that is associated with a Class 3 residential structure, fifty (\$50.00) dollars.~~
    - (e) (b) A newly constructed retaining wall of any size at other than a Class 3 residential structure shall be calculated in accordance with paragraph 2 above.
  6. Fee for signs shall be two (\$2.00) dollars per square foot of sign area, calculated on one (1) side of double-faced signs;
  7. Fees the construction or installation of a masonry chimney shall be

\$100.00

- ~~7. Fees for siding and roofing shall be ten (\$10.00) dollars per one thousand (\$1,000.00) dollars of the estimated costs, provided the minimum fee shall be fifty (\$50.00) dollars;~~
8. Fees for residential tool or storage sheds over two hundred (200) ~~one hundred (100)~~ square feet in area or over ten (10') feet in height, shall be one hundred (\$100.00) ~~fifty (\$50.00)~~ dollars;
9. An administrative fee of eighty-four (\$84.00) dollars for each construction permit issued for an asbestos hazard abatement project, with an administrative fee of twenty-five (\$25.00) ~~seventeen (\$17.00)~~ dollars for each Certificate of Occupancy issued following the successful completion of an asbestos hazard abatement project;
10. (Reserved)
11. Fees for each tent in excess of nine hundred (900) square feet in area or more than thirty (30') feet in any dimension shall be two hundred (\$200.00) ~~seventy-five (\$75.00)~~ dollars. Electrical permits shall be assessed separately;
12. Fees for moving a structure from one lot to another or to a new location on the same lot shall be five (\$5.00) dollars per one thousand (\$1,000.00) dollars of the sum of the estimated cost of moving. The fee for a new foundation and for placement in a completed condition in the new location shall be the same fee as in paragraph 1(a) above; provided that the minimum fee shall be seventy-five (\$75.00) dollars;
13. Fees for demolition shall be as follows:
  - (a) For a one (1) or two (2) family dwelling: one hundred fifty (\$150.00) dollars per dwelling unit;
  - (b) For a residential accessory structure ~~garage~~: fifty (\$50.00) dollars;
  - (c) For any other building or structure: two hundred fifty (\$250.00) dollars per building or structure;
  - (d) Fees for partial demolition in anticipation of construction shall be calculated as an alteration, with fees set forth in paragraph 2 above;
  - ~~(e) A training fee surcharge of \$0.00265 per cubic foot, mandated by N.J.A.C. 5:23-4.19 (b) shall be charged for all permits except: demolition new buildings and structures, and additions~~

~~to existing buildings and structures.~~

~~(f) For removal of underground storage tank: seventy (\$70.00)  
dollars. now FIRE~~

14. Lead Hazard Abatement Fees.

- (a) The fee for lead hazard abatement work shall be \$140.00.
- (b) The fee for a lead abatement clearance certification shall be \$25.00

15. The minimum building subcode fee shall be sixty-five (\$65.00) ~~(\$45.00)~~ dollars.
- b. *Electrical Subcode Fees.* The electrical subcode fees shall be as follows:
1. For installation or replacement of outlets, fixtures, receptacles, including lighting outlets, wall switches, fluorescent fixtures, line voltage smoke detectors, low voltage fire alarm systems, burglar alarm systems, convenience receptacles or similar fixtures, and motors or other devices of less than one (1) horsepower or kilowatt, the fee shall be as follows:
    - (a) From one (1) to fifty (50) devices, the fee shall be fifty (\$50.00) ~~forty-five (\$45.00)~~ dollars;
    - (b) For each additional twenty-five (25) devices, the fee shall be fifteen (\$15.00) ~~ten (\$10.00)~~ dollars;
  2. For each motor or similar electrical device, the fees shall be as follows:
    - (a) For one (1) to ten (10) horsepower, the fee shall be fifteen (\$15.00) ~~ten (\$10.00)~~ dollars;
    - (b) For greater than ten (10) horsepower, but less than or equal to fifty (50) horsepower, the fee shall be fifty (\$50.00) ~~forty-five (\$45.00)~~ dollars;
    - (c) For greater than fifty (50) horsepower, but less than or equal to one hundred (100) horsepower, the fee shall be one hundred (\$100.00) dollars;
    - (d) For greater than one hundred (100) horsepower, the fee shall be five hundred (\$500.00) dollars.
  3. For transformers and generators over one (1) kilowatt, the fee shall be as follows:
    - (a) For one (1) to ten (10) kilowatts the fee shall be fifteen (\$15.00) ~~ten (\$10.00)~~ dollars;
    - (b) For ten point one (10.1) to fifty (50) kilowatts, the fee shall be fifty (\$50.00) dollars;
    - (c) For fifty point one (50.1) to one hundred twelve point five (112.5) kilowatts, the fee shall be one hundred (\$100.00) dollars;
    - (d) For over one hundred twelve point five (112.5) kilowatts, the fee shall be five hundred (\$500.00) dollars.

For the purposes of computing this fee, typical electric devices sizes are listed below.

Electric dryer	5.0kW
Water heater	4.5kW
Electric range	10kW
Dishwasher	1.2kW
Central air (per ton)	1.4kW
Surface units	5.0kW
Electric baseboard heat (per foot)	0.25kW

4. For electrical service entrance, service panel, sub-panel installations or replacements, the fees shall be as follows:
  - (a) For up to two hundred (200) amps, the fee shall be fifty (\$50.00) dollars;
  - (b) For two hundred one (201) to one thousand (1,000) amps, the fee shall be one hundred twenty-five (\$125.00) dollars;
  - (c) For over one thousand (1,000) amps, the fee shall be five hundred (\$500.00) dollars;
5. For a temporary pole/construction service, the fee shall be one hundred (\$100.00) dollars;
6. For air conditioner units, the fee shall be eighty (\$80.00) ~~forty-five (\$45.00)~~ dollars;
7. For permanently installed private swimming pools, spas, or hot tubs, the fee shall be fifty (\$50.00) ~~forty-five (\$45.00)~~ dollars; exterior lighting, sub-panels exterior outlets, etc. are priced separately;
8. For commercial lights and poles the fees shall be as follows:
  - (a) From one (1) to ten (10) poles, the fee shall be ~~forty-five~~ fifty (\$50.00) ~~(\$45.00)~~ dollars;
  - (b) From eleven (11) to twenty (20) poles, the fee shall be seventy-five (\$75.00) dollars;
  - (c) From twenty-one (21) to thirty (30) poles, the fee shall be one hundred twenty-five (\$125.00) dollars;
  - (d) For over thirty (30) poles, the fee shall be one hundred fifty (\$150.00) dollars;

9. The minimum electrical subcode fee shall be sixty-five (\$65.00) ~~forty-five (\$45.00)~~ dollars.
- c. *Plumbing Subcode Fees.* The plumbing subcode fees shall be as follows:
1. For installation or replacement of plumbing fixtures and devices, such as but not limited to water closets, urinals, bidets, bathtubs, showers, lavatory, sinks, floor drains, dishwashers, drinking fountains, washing machines, hose bibs, water heaters, trap primers, plumbing stacks, garbage disposals and other similar devices, the fee shall be twenty (\$20.00) ~~fifteen (\$15.00)~~ dollars each;
  2. For installation or replacement of special fixtures and devices, such as but not limited to grease traps, oil separators, backflow preventers, water-cooled air conditioners, commercial refrigeration units, steam boilers, water boilers, commercial cooking equipment, automatic fuel shut-off devices, gas piping, sewer pumps, fuel oil piping, underground sprinkler systems, the fee shall be eighty (\$80.00) ~~sixty-five (\$65.00)~~ dollars each;
  3. For utility service installations and/or connections, including potable water, fire service water, sewer, and gas, the fees shall be one hundred fifty (\$150.00) dollars per connection.
  4. For liquefied petroleum gas tank installations, eighty (\$80.00) ~~sixty-five (\$65.00)~~ dollars.
  5. The minimum plumbing subcode fee shall be sixty-five (\$65.00) ~~forty-five (\$45.00)~~ dollars.
- d. *Fire Protection Subcode Fees.* The Fire Protection Subcode fees shall be as follows:
1. For installation or replacement of fire protection systems, such as sprinkler systems, smoke or heat or other types of automatic detection systems, manual alarm systems, the fees shall be calculated on the number of individual component devices, as follows:
    - (a) From one (1) to twenty (20), the fee shall be sixty-five (\$65.00) dollars;
    - (b) From twenty-one (21) to one hundred (100), the fee shall be one hundred twenty (\$120.00) dollars;
    - (c) From one hundred one (101) to two hundred (200), the fee shall be two hundred twenty-five (\$225.00) dollars;
    - (d) From two hundred one (201) to four hundred (400), the fee



shall be six hundred (\$600.00) dollars;

(e) From four hundred one (401) to one thousand (1,000), the fee shall be eight hundred (\$800.00) dollars;

(f) For over one thousand (1,000), the fee shall be one thousand (\$1,000.00) dollars;

2. For installation or replacement of standpipe systems, the fee shall be two hundred (\$200.00) dollars;
  3. For pre-engineered extinguishing systems, such as but not limited to dry chemical, foam, halon, carbon dioxide, and wet chemical systems, the fee shall be one hundred twenty-five (\$125.00) ~~seventy-five (\$75.00)~~ dollars each;
  4. For gas and oil-fired heat producing appliances, such as but not limited to furnaces, boilers, industrial ovens, processing equipment, and other similar devices the fees shall be sixty-five (\$65.00) ~~fifty (\$50.00)~~ dollars each;
  5. For incinerators and crematoriums, the fee shall be three hundred fifty (\$350.00) dollars each;
  6. For solid fueled appliances, such as wood stoves, coal stoves, pre-manufactured fireplaces, the fee shall be sixty-five (\$65.00) ~~fifty (\$50.00)~~ dollars each;
  7. For commercial cooking exhaust systems, the fee shall be one hundred (\$100.00) dollars per system;
  8. The minimum fire protection subcode fee shall be sixty-five (\$65.00) ~~fifty (\$50.00)~~ dollars.
  9. The fee for removing an above ground oil tank shall be
- e. *Elevator Subcode Fees.* The fee for elevators shall be as follows:
1. For each elevator installation or replacement, the plan review fee shall be two hundred sixty (\$260.00) dollars per car;
  2. For each elevator installation or replacement in a one (1) or two (2) family dwelling, the plan review fee shall be fifty (\$50.00) dollars per device;
  3. For required inspections, the fee shall be set forth in N.J.A.C. 5:23-12.6, test and inspection fees.
- f. *Fee for Plan Review.* The fee for plan review shall be twenty (20%) percent of the anticipated total permit fees, and may be required to be paid when the permit application and the plans are filed, and before the plans are reviewed. The amount paid for this fee shall be

credited toward the final permit fees, provided that the plan review fee shall not be refundable.

- g. *Estimated Value of Work.* The estimated cost (value) of work for any subcode includes all costs normally associated with the work, such as labor and materials (including those donated) and the contractor's profit. The amounts entered on the permit application forms are subject to review by the Construction Official, who may approve or modify them as he deems necessary.
- h. ~~RESERVED *Special inspections.* Special overtime inspections: a permit holder may request special inspections outside of the normal business \Workday. The fee for these inspections shall be one hundred (\$100.00) dollars for the first hour and twenty five (\$25.00) dollars for each additional hour. When inspection is not continuous with the business workday, the fees shall be one hundred fifty (\$150.00) dollars for the first hour, and fifty (\$50.00) dollars for each additional hour.~~
- i. *Certificates of Occupancy, Compliance, Approval.*
  - 1. For certificates of occupancy, the fees shall be as follows:
    - (a) For one (1) and two (2) family dwelling units, fifty (\$50.00) dollars per unit;
    - (b) For all other use groups, ten (10%) percent of the total construction permit fee, with a minimum certificate fee of one hundred (\$100.00) dollars per certificate.
  - 2. For a certificate of continued occupancy, the fee shall be three hundred seventy-five (\$375.00) dollars per unit;
  - 3. For a certificate of compliance for elevators, the fees shall be as set forth in N.J.A.C. 5:23-12.6, Inspections and Tests;
  - ~~4. For a certificate of approval for equipment or for buildings and structures not subject to occupancy, the fee shall be ten (\$10.00) dollars.~~
- 4. Temporary Certificates of Occupancy.

No fee shall be charged for the issuance of the first Temporary Certificate The fee for the first extension of a Temporary Certificate shall be \$125.00. The fee for a second extension shall be \$250.00. The fee for a third extension and any additional extension thereafter shall be \$600.00
- j. (e) A training fee surcharge of ~~\$0.00265~~ dollars per cubic foot, mandated by N.J.A.C. 5:23-4- 19 (b) shall be charged for all permits except demolition ~~new buildings and structures, and additions to existing buildings and structures.~~

- k. The fee for reinstatement of a construction permit that has become invalid in accordance with the UCC shall be \$340.00
- l. An additional fee will be charged for all amendments to already released permits with a minimum fee of \$85.00 being assessed.
  - a. The fee for a change of contractor to any subcode shall be \$25.00
- m. No refund will be given after 45 days of issuance of a permit. Prior to the 45 days of issuance, a twenty percent (20%) plan review cost of the permit will be held from the refund, along with any DCA costs
- n. *Private On-Site Inspections and Plan Review Agencies.* Whenever the Township contracts for services of a private, on-site inspection and plan review agency to enforce one or more subcodes, the following shall apply:
  - 1. The **fees** charged for work done by that agency shall be the same **fees** as set by the Department of Community Affairs pursuant to N.J.A.C. 5:23-4.18 and N.J.A.C. 5:23-4.20. The fees shall be available for public inspection at the Construction Office.
  - 2. The **Construction** Office shall add administrative surcharges of twenty-five (25%) ~~fifteen (15%)~~ percent of the relevant subcode **fees** to cover its costs associated with administering the third-party agency.
- o. Fee exemptions.
  - a. Any senior citizen sixty-two (62) years of age or older shall be exempt from having to pay the following Township construction permit fees:
    - 1. Water heaters
    - 2. Upgrades to any one family residential home for the purposes of meeting a Barrier Free environment (Note: Only the specific work to perform the Barrier Free upgrades are exempt)
- p. Penalties. NJAC 5:23-2.31
  - 1. Up to \$ 1,000.00 per violation for failure or refusal to comply with any lawful order, unless the failure or refusal to comply is done with the knowledge that it will endanger the life or safety of any person, in which case the penalty shall be up to \$2,000.00 per violation;
  - 2. Up to \$ 1,000.00 per violation for failure or refusal to comply with any lawful order, unless the failure or refusal to comply is done with the knowledge that it will endanger the life or safety of any person, in which case the penalty shall be up to \$2,000.00 per

violation;

3. Up to \$2,000.00 per violation for failure to comply with a stop construction order;
  4. Up to \$2,000.00 per violation for willfully making a false or misleading written statement, or willfully omitting any required information or statement in any application or request for approval;
  5. Up to \$500.00 per violation for any violation not covered under 1. through 4. above.
  6. The penalty for refusing entry or access to an inspector lawfully authorized to inspect any premises, building, or structure or who unreasonably interferes with such an inspection shall be \$250.00
  7. The penalty for scheduling, and not cancelling, any inspection which is not ready at the time of the scheduled inspection shall be \$85.00
  8. In no event shall the penalty for a properly issued violation be less than \$100.00
- q. All penalty monies collected shall be collected under penalty provision of the UCC. All penalties collected shall be retained by the Construction Department and shall be placed in a special trust fund to be applied to the cost to the department for training, technical support programs, conferences, certification, new equipment and transportation. An independent fund shall be set up and retained by the Finance Officer to be the Trustee of this account.

### **29-1.3 Fire Limits.**

The following fire limits are established pursuant to N.J.A.C. 5:23: The fire limits are hereby defined as those zones other than such areas zoned exclusively for one-family and two-family residential use, as designated by the Township Zoning Ordinance, as amended and supplemented. (Ord. No. 20-76; Code§ 21A-3)

**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 December 6th, 2018, following 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, November 7, 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, November 28, 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 #427-18 be introduced on first reading and advertised for second reading which is scheduled for the November 28, 2018 Meeting.  
**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**TOWNSHIP OF LONG HILL  
ORDINANCE # 428 -18**

**AN ORDINANCE CONCERNING PARKING REGULATIONS ON RAILROAD AVENUE, AND AMENDING CHAPTER VII OF THE TOWNSHIP CODE ENTITLED "TRAFFIC"**

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

**Section 1.** Section 7-14 entitled "Parking Prohibited at all Times on Certain Streets" is hereby amended by adding Railroad Avenue as follows:

**7-14 PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS.**

No person shall park a vehicle at any time upon any streets or parts thereof described.

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
Railroad Avenue	North	From a point 285 feet east of the easterly curbline of Main Avenue to its easterly terminus

**Section 2.** The effectiveness of this ordinance is continued upon signs being erected as required by law.

**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.

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, November 7, 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, November 28, 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 #428-18 be introduced on first reading and advertised for second reading which is scheduled for the November 28, 2018 Meeting.

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

**DISCUSSION:**

- Best Practices
- Railroad Ave. Wetlands
- Proposed Rezoning of 1320 Valley Road

**OLD BUSINESS/NEW BUSINESS:**

**ANNOUNCEMENTS/CORRESPONDENCE:**

- Community Shred Day – Nov. 10<sup>th</sup> 10-2 Parking lot in front of the library. \$5 per grocery bag, \$10 per copy paper size box and \$35 per 30 gallon garbage bag.
- Prescription Drug drop off November 10<sup>th</sup> at Town Hall 10am to 2pm
- Free Rabies Shot Clinic – Bernards Twp. Public Works Garage on November 10<sup>th</sup> 10am to 12 pm.

- Valley Road Bridge Presentation on November 28<sup>th</sup>. Valley Road Bridge Local Concept Development Study (Preliminary Preferred Alternative Presentation)  
Sponsor: Somerset and Morris Counties, North Jersey Transportation Planning Authority
- The Boy Scouts are collecting nonperishable food on Saturday the 10th. Leave a bag on your front steps starting at 9am.
- The St. Vincent's Knights of Columbus are collecting frozen turkeys and ham on September 18 at Saint Vincent's.

**MEETING OPEN TO THE PUBLIC:**

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

**ADJOURNMENT**