



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ
TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA
July 15, 2020
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 on the Monday preceding the meeting.

The Long Hill Township Committee regularly scheduled meeting on July 15, 2020 at 7:30pm will now be held through teleconference.

Join the webinar:

<https://us02web.zoom.us/j/85298487606>

Password: 993565

Or iPhone one-tap:

US: +19294362866,,85298487606#,,,0#,,993565# or +13017158592,,85298487606#,,,0#,,993565#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 6833

Webinar ID: 852 9848 7606

Password: 993565

1. STATEMENT OF PRESIDING OFFICER

"In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting specifically, the time, date and public call in information were included in the meeting that was electronically sent to the Echoes Sentinel and posted on the Township Website. The agenda and public handouts for this meeting can be viewed online at www.longhillnj.gov. A public comment period will be held in the order it is listed on the meeting agenda.

2. EXECUTIVE SESSION:

20-197 EXECUTIVE SESSION

- Contract Negotiations
 - Tax Appeals
 - Redevelopment

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 20-197 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

3. CALL MEETING TO ORDER:

4. ORDINANCE(S):

ORDINANCE 460-20 (SECOND READINGTON / ADOPTION)

REVISING BULK STANDARDS IN THE R-MF ZONE AND AMENDING SECTION 122 OF THE TOWNSHIP LAND USE ORDINANCE ENTITLED "ZONE DISTRICTS AND USE REGULATIONS"

PUBLIC HEARING

MOVED by: _____, that Ordinance #460-20 be adopted. **SECONDED** by: _____,
ROLL CALL VOTE

CAPITAL ORDINANCE 461-20 (SECOND READINGTON / ADOPTION)

PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AND APPROPRIATING \$1,177,036.00 THEREFOR FROM VARIOUS FUNDS OF THE TOWNSHIP

PUBLIC HEARING

MOVED by: _____, that Ordinance #461-20 be adopted. **SECONDED** by: _____,
ROLL CALL VOTE

5. CONSENT AGENDA RESOLUTIONS:

Resolution No. 20-198 – 20-208 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.

- 20-198 APPROVAL AND RELEASE OF MINUTES:
- 20-199 APPROVING PAYMENT OF BILLS
- 20-200 AUTHORIZING A SEWER CONNECTION FOR PROPERTY LOCATED AT 1643 LONG HILL ROAD (BLOCK 12901 LOT 4.13)
- 20-201 ACCEPTING RESIGNATION – BISIG
- 20-202 AUTHORIZING REFUND OF RECREATION DEPOSIT
- 20-203 AUTHORIZING REFUND OF ZONING
- 20-204 AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0009
- 20-205 AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0015
- 20-206 AUTHORIZING REDEMPTION OF OUTSIDE LIEN- #19-0012
- 20-207 DUPLICATE SEWER PAYMENT REFUNDS
- 20-208 2020 STIRLING LAKE PERSONNEL

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 20-198 through 20-208 are hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

6. LIAISON REPORTS:

7. ADMINISTRATOR'S REPORT:

8. DISCUSSION:

- Millennium Strategies - Grant Services
- Valley Road (Thermoplastics) Redevelopment Planner/Attorney

9. **OLD/NEW BUSINESS:**

10. **ANNOUNCEMENTS:**

11. **MEETING OPEN TO THE PUBLIC:** Remarks and Statements Pertaining to Any Matter -
Comments and remarks will be limited to 3 Minutes

12. **ADJOURNMENT**

**RESOLUTION 20-197
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:

- Contract Negotiations
 - Tax Appeals
 - Redevelopment

**ORDINANCE 460-20
REVISING BULK STANDARDS IN THE R-MF ZONE AND AMENDING SECTION 122 OF THE
TOWNSHIP LAND USE ORDINANCE ENTITLED
“ZONE DISTRICTS AND USE REGULATIONS”**

WHEREAS, Long Hill Township filed an affordable housing 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 which were incorporated in a Final Judgment of Compliance and Repose entered by the Court on 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; and

WHEREAS, the Township Committee adopted that ordinance as Ordinance No. 413-18 on May 9, 2018; and

WHEREAS, minor modifications are needed to the bulk standards in the R-MZ 4 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 122.3A of the Township Land Use Ordinance entitled “Zone Districts and Use Regulations” is hereby amended as follows:

Section 1. Section 122.3A entitled “R-MF 4 - Multi Family Residential Zone 4” which reads as follows:

“122.3AR-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, unless a higher number is set forth in the Township's September 27, 2017 settlement agreement with the Fair Share Housing Center.
4. Not less than 9 units or fifteen (15%) percent of the total number of units shall be affordable to very low, low and moderate income households for rental units and not less than 12 units or twenty (20%) percent of any for sale units shall be affordable to very low, low and moderate income households. 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. Not more than 20% of the affordable units and not more than 10% of the market units may have 3 or more bedrooms.
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~~ for pitched roof structures: 3 residential stories over parking or 50 feet. "Height" shall mean the vertical distance from a plane representing the average ground elevation around the foundation to a point 1/2 the distance between the top of the uppermost plate and the highest point of a pitched roof.
(1) Buildings facing Valley Road may not exceed 2.5 stories or 35 feet.
 - d. Maximum building height for non-pitched roof structures: 3 residential stories over parking or 45 feet. "Height" shall mean the vertical distance from a plane representing the average ground elevation around the foundation to the top of the highest beams for a flat roof or to the deck level of a mansard roof.
 - d. Minimum front yard: 50 feet.
 - e. Minimum side yard: ~~30~~ 20 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."
 - k. Parking: 1.5 spaces per unit

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.

**CAPITAL ORDINANCE 461-20
PROVIDING FOR VARIOUS IMPROVEMENTS IN AND BY THE
TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW
JERSEY, AND APPROPRIATING \$1,177,036.00 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:

Section 1 The improvement described in Section 2 of this 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 2, there is hereby appropriated the sum of \$1,177,036.00, to the extent of \$680,670.00 from the Capital Improvement Fund and \$496,366.00 from the State of New Jersey Department of Transportation.

Section 2 The improvement 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 improvement of Various roads including .but not limited to River Road, Broadview Road, Jersey Ave., Jodi Lane, Kalson Road, Longview Terrace, Newark Avenue, Preston Drive, Springbrook Road, Woodland Road and Heritage Road in and by the Township including. Said Improvement shall include reconstruction, surfacing or resurfacing the roadway to the extent of Class B construction, together with studies, curbing, structures, storm water drainage, catch basins milling, equipment, work and materials necessary therefor or incidental thereto: (b) Police Equipment to include Evidence Management system: (c) Equipment and apparatus for the Stirling and Millington Fire Companies to include turn out gear, hose replacement, rescue equipment and Communications equipment: (d) Recreation equipment to include Wibit replacement piece, Meyersville Tennis Court repairs and LED Lighting for Kantor Basketball/Tennis Courts: (e) Public Works equipment and Improvements to include a Pick up Truck with lift gate and plow, paving of DPW parking lot and Improvements to Main avenue streetscapes: (f) Improvement to the Long Hill Municipal Building.

All work shall be performed according to plans and specifications therefor on file or to be filed in the office of the Township Clerk and hereby approved

Section 3 The 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.

Section 4 This ordinance shall take effect after final adoption, as provided by law.

**RESOLUTION 20-198
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 June 24, 2020 Township Committee Meeting.

BE IT FURTHER RESOLVED that the Township Committee hereby approves June 24, 2020 Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 20-199
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.

**RESOLUTION 20-200
AUTHORIZING A SEWER CONNECTION FOR PROPERTY LOCATED AT 1643 LONG HILL ROAD
(BLOCK 12901 LOT 4.13)**

WHEREAS, the Township is currently subject to a voluntary sewer ban; and

WHEREAS, Jennifer Annette, Leonard Annette, Judy Annette, the owners of property located at 1643 Long Hill Road (Block 12901 Lot 4.13) have requested authorization to connect to the Township’s sanitary sewer system; and

WHEREAS, the Township has adopted by reference the NJDEP sewer ban exemption criteria set forth in N.J.A.C. 7:14A-22.22; and

WHEREAS, N.J.A.C. 7:14A-22.22 provides in relevant part that:

“A sewer ban exemption may be granted for projects . . . if the proposed project will have a total projected flow of 600 gallons per day or less . . . [and] will be constructed and/or operated on a tax lot which is the result of a one-time sub division of a single lot into two lots, subsequent to the date of the ban. In this instance, a total of 600 gallons per day may be approved for the combination of both lot; . . . and the proposed project does not require a sewer extension”; and

WHEREAS, the property located at 1643 Long Hill Road (Block 12901, Lot 4.13) meets those exemption criteria; and

WHEREAS, Sections 22-3.1 and 22-3.3 of the Township Code require a connection fee of \$10,120; and

WHEREAS, it appears that Jennifer Annette, Leonard Annette, Judy Annette c/o 1643 Long Hill Road, block 12901 lot 4.13; and

WHEREAS, the Township is in the process of selling its wastewater plant to NJ American Water Company; and

WHEREAS, NJ American Water Company has agreed to allow connections subsequent to the closing for those properties for which the connection fee has been paid to the Township in full prior to the date of closing of sale. Connection fees are not refundable.

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 Jennifer Annette, Leonard Annette, Judy Annette c/o 1643 Long Hill Road, are hereby granted permission to connect the property located at Road (Block 12901, Lot

4.13) to the Township wastewater treatment system upon payment of the \$10,120 connection fee in accordance with Section 22-3.2 of the Township Code entitled "Exemptions."

**RESOLUTION 20-201
ACCEPTING RESIGNATION - BISIG**

BE IT RESOLVED, that the Township Committee hereby accepts the resignation of Tyler Bisig, from Truck Driver/Laborer, effective June 26, 2020.

**RESOLUTION 20-202
AUTHORIZING REFUND OF RECREATION DEPOSIT**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill upon the advice and recommendation of the Recreation Director, does hereby authorize the following refunds:

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>	<u>PROGRAM</u>
Rodger Ehlert	68 Basking Ridge Road Millington, NJ 07946	\$80.00	Spring Gentle Yoga Class
Kerri Sullivan	1498 Valley Road Unit B Millington, NJ 07946	\$50.00	Monday Morning Mindful Yoga
Joan Holmes	137 Woods End Gillette, NJ 07933	\$80.00	Spring Gentle Yoga Class
Sumara Ahmad	The Goddard School 57 Plainfield Ave. Stirling, NJ 07980	\$225.00	Millington School House rental

**RESOLUTION 20-203
AUTHORIZING REFUND OF ZONING**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill upon the advice and recommendation of the Zoning Officer, does hereby authorize the following refunds:

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>	<u>REASON</u>
PPH Inc	27720 Jefferson Ave Suite 210 Temecula CA 92590	\$500.00	Vacant Property Registration - Submitted for wrong property.

**RESOLUTION 20-204
AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0009**

WHEREAS, funds have been remitted by COMERICA BANK, to redeem tax sale certificate #19-009 held by CC1NJII HOLDING LLC, on Block 11512 Lot 11, 253 ESSEX St Stirling, assessed in the name SOMMO, ROBERT F and The Township Committee must approve the distribution of these funds.

WHEREAS, the Tax Collector has shown proof that the redemption calculation is correct, and all redemption monies have been received for redemption.

NOW, THEREFORE BE IT RESOLVED by the Committee of the Township of Long Hill, County of Morris, State of New Jersey that the Treasurer is authorized to remit payment of \$1,362.94 plus a premium of \$1,400.00 for a total of \$2,762.94 to the lienholder:

Make Redemption check payable to:

CCI HOLDINGS LLC, DEPT 3800
PO BOX 123800
DALLAS, TX 75312

**RESOLUTION 20-205
AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0015**

WHEREAS, funds have been remitted by COMERICA BANK, to redeem tax sale certificate #19-0015 held by CC1 NJ II LLC., on Block 12702 Lot 15.01, 232 OLD FORGE RD Millington, assessed in the name WATSON, MACKENZIE, and The Township Committee must approve the distribution of these funds.

WHEREAS, the Tax Collector has shown proof that the redemption calculation is correct, and all redemption monies have been received for redemption.

NOW, THEREFORE BE IT RESOLVED by the Committee of the Township of Long Hill, County of Morris, State of New Jersey that the Treasurer is authorized to remit payment of \$1,648.96 plus a premium of \$2,000 for a total of \$3,648.96 to the lienholder:

Make Redemption check payable to:
CC1 HOLDINGS, LLC – DEPT 3800
PO BOX 123800
DALLAS, TX 75312

**RESOLUTION 20-206
AUTHORIZING REDEMPTION OF OUTSIDE LIEN- #19-0012**

WHEREAS, funds have been remitted by CORELOGIC TAX SERVICES, to redeem tax sale certificate #19-0012 held by SHIREA CARROLL, on Block 12702 Lot 15.01, 75 MEADOWVIEW RD Millington, assessed in the name HADDICAN, BERNARD & LAM, TRACY and The Township Committee must approve the distribution of these funds.

WHEREAS, the Tax Collector has shown proof that the redemption calculation is correct, and all redemption monies have been received for redemption.

NOW, THEREFORE BE IT RESOLVED by the Committee of the Township of Long Hill, County of Morris, State of New Jersey that the Treasurer is authorized to remit payment of \$148.01 plus a premium of \$500.00 for a total of \$648.01 to the lienholder:

Make Redemption check payable to:
SHIREA CARROLL
41 PEPPERMINT LANE
WILLINGBORO, NJ 08046

**RESOLUTION 20-207
DUPLICATE SEWER PAYMENT REFUNDS**

WHEREAS, There are numerous refunds to be issued for the overpayment of sewer service charges for the year of 2020; and

WHEREAS, the Township Committee of the Township of Long Hill does hereby authorize the following below refunds due to a duplicate sewer payment;

NOW, THEREFORE BE IT RESOLVED, the Tax Collector has verified payments received and the Chief Finance Officer is hereby authorized to refund the following amounts stated below:

<u>ACCOUNT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
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10101/11	Rossi, Ferdinand & Catherine	73 Rolling Hill Dr., Millington	\$127.89
10109/4	Wood, Judith	55 Old Farm House Rd., Millington.	\$ 54.81
10103/7	Nair, Preetesh & Kowalczyk, K	19 Old Farm House Rd., Millington	\$164.43
10103/11	Viera, Jason & Michelle	34 Rolling Hill Dr., Millington	\$694.26
10104/10	Kung, Chaw-Lung & Ming Shu	11 Leprechaun Dr., Millington	\$749.07
10105/8	Herko, Elizabeth & Douglas	22 Joss Way, Millington	\$347.92
10106/11	Topdjian, Hagop & Lina Slim	33 Joss Way, Millington	\$164.43
10106/29	Piatkowski, David & Janelle	9 Joss Way, Millington	\$ 18.27
10106/35	Tremarco, Anthony & Debra	27 Rainbow Dr., Millington	\$ 73.08
10106/42	Dotro, Michael & Maria	1 Rainbow Dr., Millington	\$ 54.72
10201/7.01	Daken, Nathan	1739 Valley Rd., Millington	\$127.89
10201/9	Tamalonis, Linda	1773 Valley Rd., Millington	\$ 36.54
10201/10.07	Achari, Trustee, Raja G	52 Indian Run, Millington	\$182.70
10202/1	Chang, Charles Chih-Han	2 Deer Run, Millington	\$401.94
10202/14	Voo, Daniel & Shuchen	23 Indian Run, Millington	\$347.13
10301/16.08	Fishteyn, Daniel & Yubovitzky, Rachel	6 Stonehedge Rd., Millington	\$200.97
10301/16.11	Peotter, Phylis	12 Stonehedge Rd., Millington	\$ 18.27
10301/16.14	Minassian, Steven & Dzedzic, Diane	18 Stonehedge Rd., Millington	\$255.78
10301/16.25	Echandy, Luis & Echandy C	42 Stonehedge Rd., Millington	\$ 91.35
10301/16.30	Sann, Perry	52 Stonehedge Rd., Millington	\$ 91.35
10301/16.37	LaRue, Keith & Linda	68 Knoll Court, Millington	\$219.24
10301/16.56	Appleby, Diane	1 Stonehedge Rd., Millington	\$274.05
10301/17	McNamara, Patrick	1397 Valley Rd., Stirling	\$ 54.81
10301/21	Tsui, Wai Wa Tessa Yau Wa & pun, sui	1355 Valley Rd., Stirling	\$164.43

**RESOLUTION 20-208
2020 STIRLING LAKE PERSONNEL**

BE IT RESOLVED that the Township Committee of the Township of Long Hill upon the recommendations of the Recreation Director and Lake Director, that the following be appointed to the 2020 Stirling Lake Personnel effective July 15, 2020:

Last Name	First Name	Position	Hourly Rate
Han	Peijin	Lifeguard	\$ 11.50
Ihringer	Lukas	Lifeguard	\$ 13.00
