



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ
TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA
April 28, 2021
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.gov on the Monday preceding the meeting.

If you would like to submit a public comment to the Township Committee via written letter or electronic mail please send to Clerk Megan Phillips municipalclerk@longhillnj.gov no later than 12:00pm on Wednesday, April 28, 2021.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85663614996>

Passcode: 729333

Or One tap mobile :

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Webinar ID: 856 6361 4996

Passcode: 729333

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:

21-114 EXECUTIVE SESSION

- Property Acquisition
- Personnel
 - OEM Director, Code Enforcement Officer

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 21-114 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

3. CALL MEETING TO ORDER:

4. PROCLAMATION / PRESENTATIONS

- Brain Tumor Awareness Month

5. ORDINANCE(S):

ORDINANCE 471-21 (SECOND READING / ADOPTION)
SALARY AND WAGE ORDINANCE

ORDINANCE 472-21 (SECOND READING / ADOPTION)

PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE TOWNSHIP OF LONG HILL AND SUPPLEMENTING AND AMENDING CHAPTER 3 ENTITLED "POLICE REGULATIONS" AND CHAPTER LU ENTITLED "ZONING" OF THE TOWNSHIP CODE

6. CONSENT AGENDA RESOLUTIONS:

Resolution No. 21-115 – 21-120 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.

- | | |
|--------|---|
| 21-115 | APPROVAL AND RELEASE OF MINUTES |
| 21-116 | APPROVING PAYMENT OF BILLS |
| 21-117 | AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE PERIOD OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2026 |
| 21-118 | APPOINTING MUNICIPAL COURT JUDGE |
| 21-119 | AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #20-0003 |
| 21-120 | RESOLUTION AUTHORIZING CONTRACT WITH APPRAISAL SYSTEMS, INC. TO ASSIST THE ASSESSOR WITH THE 2022 ANNUAL REASSESSMENT |

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 21-115 through 21-120 are hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

7. LIAISON REPORTS:

8. ADMINISTRATOR'S REPORT:

9. DISCUSSION:

- Community Gardens

10. OLD/NEW BUSINESS:

TOWNSHIP COMMITTEE APPOINTMENTS

Environmental Commission

Joyce Koenig (2 yr) December 31, 2022

11. ANNOUNCEMENTS:

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

13. ADJOURNMENT

**RESOLUTION 21-114
EXECUTIVE SESSION**

BE IT RESOLVED, pursuant to the Open Public Meetings Act, that the Township Committee of Long Hill Township meets in closed session to discuss the following matters:

- Property Acquisition
- Personnel
 - OEM Director, Code Enforcement Officer

**ORDINANCE 471-21
SALARIES AND WAGES ORDINANCE**

STATEMENT OF PURPOSE: Salary and wage amendments

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

Section 1. The salaries and wages of the following employees of the Township shall be as follows:

| <u>Position Title</u> | <u>Annual Salary</u> |
|--|----------------------------|
| Township Administrator | \$75,000 - \$150,000 |
| Executive Administrative Assistant | \$52,500 - \$75,000 |
| Municipal Clerk/Registrar | \$45,000 - \$85,000 |
| Administrative Assistant | \$33,000 - \$52,500 |
| Administrative Assistant [Part Time] | \$ 20.00 - \$ 30.00/hr. |
| Chief Financial Officer [Part Time] | \$1,000 - \$ 50,000 |
| Asst. to the CFO [Part Time] | \$20,000 - \$40,000 |
| Accts. Payable Manager | \$25,000 - \$60,000 |
| Clerical [Part Time] | \$15.00 - \$ 24.00/hr. |
| Tax Collector [Full Time] | \$60,000-\$70,000 |
| Tax Assessor [Part Time] | \$20,000 - \$40,000 |
| Assistant Treasurer | \$45,000 - \$75,000 |
| Qualified Purchasing Agent [Part Time] | \$5,000 - \$7,500 |
| Executive Producer Long Hill TV | \$25.00 – 35.00/hr. |

Board of Health

| | |
|------------------------------------|-----------------------|
| Animal Control Officer [Part Time] | \$35.00 - \$60.00/hr. |
|------------------------------------|-----------------------|

Court

| | |
|-----------------------|---------------------|
| Municipal Court Judge | \$19,000 - \$35,000 |
| Court Administrator | \$40,000 - \$75,000 |

Planning and Development

| | |
|--|------------------------|
| Construction Code Official [Part Time] | \$30,000 - \$45,000 |
| Building Sub Code Official [Part Time] | \$ 35.00 - \$45.00/hr. |
| Fire Sub Code Official [Part Time] | \$ 35.00 - \$45.00/hr. |
| Fire Prevention/Fire Official [Part Time] | \$ 22.50 - \$40.00/hr. |
| Plumbing Sub Code Official [Part Time] | \$35.00 - \$45.00/hr. |
| Electrical Sub-code Official [Part Time] | \$ 35.00 - \$45.00/hr. |
| Technical Assistant to the Construction Official | \$50,000 - \$60,000 |
| Technical Assistant to the Construction Official [Part Time] | \$ 18.00 - \$30.00/hr. |
| Planning & Zoning Coordinator/Zoning Officer | \$40,000 - \$85,000 |
| Planning & Zoning Secretary [Part Time] | \$ 20.00 - \$30.00/hr. |

Code/Zoning Enforcement Officer [Part Time] \$25.00 - \$40.00/hr.

Recreation

Recreation Director \$30,000 - \$70,000
 Administrative Assistant [Part Time] \$ 20.00 - \$30.00/hr.
 Recreation Assistant [Full Time] \$35,000 - \$45,000

Seasonal/ [Part Time] Positions

Summer Recreation Site Director \$ 22.00 - \$ 35.00/hr.
 Summer Recreation Site Supervisor \$ 17.00 - \$ 27.00/hr.
 Summer Recreation Assistant \$ 15.00 - \$ 25.00/hr.
 Summer Recreation Counselor \$ 8.25 - \$ 15.00/hr.
 Lake Director \$ 20.00 - \$ 35.00/hr.
 Assistant Lake Director \$ 15.00 - \$ 25.00/hr.
 Head Lifeguard \$ 12.00 - \$ 18.00/hr.
 Life Guard \$ 9.00 - \$ 15.00/hr.
 Score Keeper/Time Keeper/Referees \$ 8.25 - \$ 15.00/hr.
 Basketball Director \$ 18.00 - \$ 28.00/hr.
 Basketball Staff Supervisor \$ 12.00 - \$ 25.00/hr.

Police Department

Chief of Police \$125,000 - \$180,000
 Police Officers per Collective Bargaining Contract
 Police Department Secretary \$ 36,000 - \$60,000
 Administrative Assistant to the Chief of Police \$ 52,500 - \$75,000
 PD Administrative Assistant [Part Time] \$ 33,000 - \$ 52,000
 School Crossing Guard [Part Time] \$ 12.00 - \$ 26.00/hr.
 Police Matron \$ 12.00 - \$ 28.00/hr.
 Court Security Officer [Part Time] \$ 20.00 - \$30.00/hr.

Office of Emergency Management

Emergency Management Coordinator [Part Time] \$ 10,000 - \$35,000

Department of Public Works/Roads

Director of Public Works /Superintendent of Roads \$85,000 - \$125,000
 DPW employees per Collective Bargaining Contract
 Part Time Laborer \$ 9.50 - \$25.00

Senior Services

Senior Citizens Bus Driver \$ 15.00 - \$ 25.00/hr.

Mileage reimbursement based on current IRS Standard

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. This ordinance shall take effect immediately upon final passage and publication as required by law, unless the effective date is delayed pursuant to the provisions of *N.J.S.A. 40A:9-165*.

ORDINANCE 472-21

PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE TOWNSHIP OF LONG HILL AND SUPPLEMENTING

**AND AMENDING CHAPTER 3 ENTITLED “POLICE REGULATIONS” AND CHAPTER LU
ENTITLED “ZONING” OF THE TOWNSHIP CODE**

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the governing body of the Township of Long Hill has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on Long Hill Township in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Townships residents and members of the public who visit, travel, or conduct business in Long Hill Township, to amend the Township's land use regulations to prohibit all manner of marijuana-related land use and development within the geographic boundaries of the Township of Long Hill; and

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

NOW THEREFORE, BE IT ORDAINED, by the Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, that Article 12 of the Township Land Use Regulations, entitled "Zoning" is hereby supplemented and amended as follows:

SECTION 1. Chapter 3 of the Township Code entitled "Police Regulations" is hereby supplemented and amended by added a new Section 3-14, which reads as follows:

"§3-14 CANNABIS.

Pursuant to section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Township of Long Hill, except for the delivery of cannabis items and related supplies by a delivery service."

SECTION 2. §123.3 in §123 entitled "Prohibited Uses" is hereby supplemented and amended by adding a new paragraph "hh", which reads as follows:

"The following uses are specifically prohibited in all zone districts of the Township.

hh. All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service.”

SECTION 3. Any article, section, paragraph, subsection, clause, or other provision of the Long Hill Township Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5. This ordinance shall take effect upon its passage and publication and filing with the Morris County Planning Board, and as otherwise provided for by law.

**RESOLUTION 21-115
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 14, 2021.

BE IT FURTHER RESOLVED that the Township Committee hereby approves April 14, 2021 Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 21-116
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 21-117
AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE MORRIS COUNTY
COOPERATIVE PRICING COUNCIL TO RENEW MEMBERSHIP THEREIN FOR THE
PERIOD OF OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2026**

WHEREAS, the Morris County Cooperative Pricing Council (“MCCPC”) was created in 1974 to conduct a voluntary cooperative pricing system with municipalities, boards of education, and other public bodies located in the County of Morris and adjoining counties; and

WHEREAS, the purpose of the MCCPC is to provide substantial savings on various goods and services to its members through the cooperative public bidding process; and

WHEREAS, the Township Committee of the Township of Long Hill desires to enter into an Agreement with the MCCPC, which is administered by Randolph Township as Lead Agency, to **renew** its membership in the MCCPC for the period of October 1, 2021 through September 30, 2026.

BE IT RESOLVED, by the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey as follows:

1. The Township Committee of the Township of Long Hill hereby authorizes the execution of an Agreement with the Morris County Cooperative Pricing Council by the Township of Randolph as Lead Agency dated October 1, 2021, pursuant to N.J.S.A. 40A:11-11(5). Said Agreement is for **renewal** of membership in the MCCPC for a five (5) year period from October 1, 2021, through September 30, 2026.
2. The Long Hill Township Clerk is hereby directed to submit a copy of this adopted Resolution, along with an executed Agreement, to Randolph Township as Lead Agency of the MCCPC.
3. This Resolution shall take effect immediately upon final passage according to law.
4. All appropriate Long Hill Township officials are authorized and directed to perform all required acts to affect the purpose of this Resolution.

**RESOLUTION 21-118
APPOINTING MUNICIPAL COURT JUDGE**

WHEREAS, the term of the Township Municipal Court Judge expires on May 3, 2021; and

WHEREAS, the Judge has served the Municipal Court with distinction; and

WHEREAS, the governing body wishes to re-appoint James Bride as the Judge of the Municipal Court of the Township of Long Hill

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Township of Long Hill, County of Morris, New Jersey that James Bride is hereby re-appointed Municipal Court Judge pursuant to N.J.S.A. 2B:12-4 and in accordance with the following terms and conditions:

Term: Three (3) years commencing May 4, 2021 and ending May 5, 2023, and until a successor is appointed and qualified.

Salary: The Judge's salary for the years 2021, 2022 and 2023 shall be established in the salary ordinances for those years.

**RESOLUTION 21-119
AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #20-0003**

WHEREAS, funds have been remitted by CORELOGIC TAX SERVICES, LLC, to redeem tax sale certificate #20-0003 for Block 11610 Lot 6, 310 PASSAIC AVE held by CC1 NJ II LLC and assigned to TRYSTONE CAPITAL ASSETS, LLC, on March 23, 2021 assessed in the name WEICHERT WORKFORCE INC. 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 \$975.84 plus a premium of \$1,700.00 for a total of \$2,675.84 to the lienholder:

Make Redemption check payable to:

TRYSTONE CAPITAL ASSETS, LLC
PO BOX 1030
BRICK, NJ 08723

**RESOLUTION 21-120
RESOLUTION AUTHORIZING CONTRACT WITH APPRAISAL SYSTEMS, INC. TO ASSIST THE
ASSESSOR WITH THE 2022 ANNUAL REASSESSMENT**

WHEREAS, the Tax Assessor conducted a town-wide reassessment for the 2016 tax year; and
WHEREAS, Appraisal Systems, Inc. ("ASI") assisted the Assessor with that town-wide reassessment; and

WHEREAS, the Township then conducted annual reassessments for the 2017, 2018, 2019, 2020 and 2021 tax years with ASI's assistance after receiving state and county approval to conduct that annual reassessment; and

WHEREAS, the Township intends to continue its annual reassessment program, contingent on receiving county and state approval; and

WHEREAS, the Assessor will require the assistance of an outside appraisal firm in order to complete the 2021 annual reassessment; and

WHEREAS, Township Administrator sought quotations from five revaluation firms, but received only one proposal; and

WHEREAS, ASI submitted a proposal to conduct the 2022 annual reassessment for a lump sum cost of \$50,000;

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 Mayor and Clerk are hereby authorized to execute a contract with Appraisal Systems, Inc. to provide assistance to the Township Tax Assessor during the 2022 annual reassessment that will be conducted during 2021.
2. Appraisal Systems, Inc. shall be compensated \$50,000 for the 2022 annual reassessment.
3. The contract shall be for a term of one year with a provision for two one-year, extensions. Any price change included as part of an extension shall be based upon the price of the original contract as cumulatively adjusted pursuant to any previous adjustment or extension and shall not exceed the change in the index rate for the 12 months preceding the most recent quarterly calculation available at the time the contract is renewed; and the terms and conditions of the contract shall remain substantially the same.
4. This approval is contingent upon the Township Committee's deciding to proceed with the annual reassessment program for 2022, and the receipt of both state and county approval for such annual reassessment program.
