



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

June 9, 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.us on the Monday preceding the meeting.

Long Hill Township is equipped with a Wireless Stereo Headphone unit for use by the hearing impaired. The unit operates in conjunction with the sound system. You may request the Wireless Stereo Headphone unit from the Municipal Clerk before the Township Committee meeting for personal use. This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).

The June 9th 2021 Township Committee Meeting will be conducted in person in Long Hill Township Municipal Court located at 915 Valley Road, Gillette.

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:

21-154 EXECUTIVE SESSION

- Personnel – Board of Adjustment, DPW
- Contract Negotiations – Field Maintenance

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution #21-154 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

3. CALL MEETING TO ORDER:

4. ORDINANCE(S):

ORDINANCE 475-21 (FIRST READING / INTRODUCTION)

AN ORDINANCE ADDING GAS-POWERED LANDSCAPING EQUIPMENT TO THE TOWNSHIP NOISE ORDINANCE AND SUPPLEMENTING AND AMENDING CHAPTER 3 OF THE TOWNSHIP CODE ENTITLED "POLICE REGULATIONS"

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, June 9, 2021 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, July 14, 2021 by a meeting 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. To obtain details of the meeting please refer to July 14, 2021 public agenda or email municipalclerk@longhillnj.gov.

MOVED by: _____, that Ordinance 475-21 be introduced and passed on first reading. **SECONDED** by: _____, **ROLL CALL VOTE**

CAPITAL ORDINANCE 476-21 (FIRST READING / INTRODUCTION)
PROVIDING FOR ROAD IMPROVEMENT IN AND BY THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AND APPROPRIATING \$178,000.00 THEREFOR FROM CAPITAL FUND BALANCE OF THE TOWNSHIP

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, June 9, 2021 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 23, 2021 by a meeting 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. To obtain details of the meeting please refer to June 23, 2021 public agenda or email municipalclerk@longhillnj.gov.

MOVED by: _____, that Ordinance 476-21 be introduced and passed on first reading.
SECONDED by: _____, **ROLL CALL VOTE**

5. RESOLUTION

21-123 ADOPTION OF 2021 BUDGET

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 21-123 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

6. CONSENT AGENDA RESOLUTIONS:

Resolution No. 21-155 – 21-166 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.

- 21-155 APPROVAL AND RELEASE OF MINUTES
- 21-156 APPROVING PAYMENT OF BILLS
- 21-157 AUTHORIZING MILLINGTON FIRE COMPANY COIN TOSS
- 21-158 APPOINTING PROBATIONARY LABORER – DEBIASSE
- 21-159 AUTHORIZING THE RENEWAL OF LIQUOR LICENSES FOR 2021-2022
- 21-160 ACCEPTING RESIGNATION – MCLEER
- 21-161 ACCEPTING RESIGNATION – KRESSBACH
- 21-162 ACCEPTING RESIGNATION – PICONE
- 21-163 RESOLUTION APPOINTING TEMPORARY INTERN – LORA COONCE
- 21-164 EXTENSION OF CONTRACT FOR COMPUTER CONSULTING SERVICES [ATON COMPUTING]
- 21-165 AUTHORIZING EXECUTION OF INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT BY WITH MARCH DEVELOPMENT, LLC
- 21-166 AUTHORIZING THE TOWNSHIP PLANNING BOARD TO INVESTIGATE WHETHER PROPERTY LOCATED AT 1106 VALLEY ROAD AND KNOWN AS BLOCK 11401, LOT

7 ON THE TOWNSHIP TAX MAPS SHOULD BE DESIGNATED AS A NON-
CONDEMNATION N AREA IN NEED OF REDEVELOPMENT

21-167 AUTHORIZING REFUND OF RECREATION DEPOSIT

21-168 AUTHORIZING RELEASE OF ESCROWS

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 21-155 through 21-168 are hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

7. **LIAISON REPORTS:**

8. **ADMINISTRATOR'S REPORT:**

9. **DISCUSSION:**

- OEM Coordinator / New Position
- Animal Control

10. **OLD/NEW BUSINESS:**

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 21-154
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:

- Personnel – Board of Adjustment, DPW
- Contract Negotiations – Field Maintenance

ORDINANCE 475-21

AN ORDINANCE ADDING GAS-POWERED LANDSCAPING EQUIPMENT TO THE TOWNSHIP NOISE ORDINANCE AND SUPPLEMENTING AND AMENDING CHAPTER 3 OF THE TOWNSHIP CODE ENTITLED "POLICE REGULATIONS"

WHEREAS, gas-powered landscaping equipment, such as leaf blowers and lawn mowers, disturb the peace and quiet of a neighborhood and should be restricted as to hours of operation to the same extent that construction equipment is restricted;

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 3 of the Township Code entitled "Police Regulations" is hereby supplemented and amended as follows:

Section 1. The title of subsection 3-15.8 is hereby changed from "Construction and Demolition" to "Construction and Landscaping Equipment."

Section 2. Section 3-15.8 as re-titled is amended in its entirety to read as follows:

"§3-15.8 Construction and Landscaping Equipment

Operating or permitting the operation of any tools or equipment used in construction, drilling, earth moving, excavating or demolition work or the operation of any gas-powered landscaping equipment, including but not limited to leaf blowers and lawn mowers, is prohibited between the hours of 8:00 p.m. and 7:00 a.m. the following day.

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.

**CAPITAL ORDINANCE 476-21
PROVIDING FOR ROAD IMPROVEMENT IN AND BY THE TOWNSHIP OF
LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY, AND**

**APPROPRIATING \$150,000.00 THEREFOR FROM CAPITAL FUND
BALANCE 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, in the State of New Jersey. For the said improvement or purpose stated in said Section 2, there is hereby appropriated the sum of \$150,000.00, to the extent of \$150,000.00 from the Fund Balance.

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 Cross Hill Road. Said Improvement shall include reconstruction, surfacing or resurfacing the roadway to the extent of Class B construction, together with curbing, structures, storm water drainage, catch basins, milling, equipment, work and materials necessary therefor or incidental thereto.

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 21-123
ADOPTION OF 2021 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 \$15,469,559.30 for municipal purposes.

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

**RESOLUTION 21-155
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 May 26, 2021.

BE IT FURTHER RESOLVED that the Township Committee hereby approves May 26, 2021 Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 21-156
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 21-157
AUTHORIZING MILLINGTON FIRE COMPANY COIN TOSS**

WHEREAS, the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey received a request from the Millington Volunteer Fire Company to conduct a coin toss at the intersection of Long Hill Road and Basking Ridge Road on June 26, 2021 from 9:00 am to 2:00 pm.

WHEREAS, Application was sent to Morris County Board of Chosen Freeholders and awaiting approval,

BE IT FURTHER RESOLVED that 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 on at the intersection of Long Hill Road and Basking Ridge Road on June 26, 2021 pending approval from Morris County Board of Chosen Freeholders

**RESOLUTION 21-158
APPOINTING PROBATIONARY LABORER - DEBIASSE**

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

1. Upon the advice and recommendation of Public Works Director Al Gallo, that Chris DeBiasse be appointed as Truck Driver/Laborer Class 4.
2. This appointment shall be effective on June 3rd, 2021 at an hourly probationary rate of \$17.30. Following the probationary period (six months) the new rate shall be \$20.50 per hour.
3. Mr. DeBiasse will be a member of the Long Hill Public Works Association and a copy of the Agreement shall be provided.

**RESOLUTION 21-159
AUTHORIZING THE RENEWAL OF LIQUOR LICENSES FOR 2021-2022**

BE IT RESOLVED that all applications being in good order and the required **\$2,500.00** fee having been paid, the Township Committee of the Township of Long Hill does hereby grant the following Plenary Retail Consumption Licenses for the year beginning July 1, 2021 and ending June 30, 2022:

NA&J Associates, Inc.
12 Islands Greek Taverna
1255 Valley Road
Stirling, NJ 07980
License # 1430-33-012-005

Bar Cilento, LLC
37 Plainfield Road
Stirling, NJ 07980
License # 1430-33-005-009

Stirling Hotel, Inc.
d/b/a Stirling Hotel Inc.
Stirling, NJ 07980
License No. 1430-33-001-003

CRI Long Hill, Inc.
Chimney Rock Inn
342 Valley Road
Gillette, NJ 07933
License No. 1430-33-008-005

Common Thread Hospitality
DbA – tbd
632 Meyersville Road
Gillette, NJ 07933
License No. 1430-33-007-008

The Primavera, Inc.
The Primavera Regency
1080 Valley Road
Stirling, NJ 07980
License No. 1430-33-002-007

BE IT FURTHER RESOLVED that all applicants being in good order and the required **\$2,088.00** fee having been paid, the Township Committee of the Township of Long Hill does hereby grant the following Plenary Retail Distribution Licenses for the year beginning July 1, 2021 and ending June 30, 2022:

The Bottle Depot L.L.C.

Ansoni, Inc.

Richard McAdam, Inc.

t/a Wine World
1001 Valley Road
Gillette, NJ 07933
License No. 1430-44-003-007

t/a Gillette Liquors
399 Valley Road
Gillette, NJ 07933
License No. 1430-44-014-010

Stirling Fine Wines/Stirling World of Liquor
1168 Valley Road
Stirling, NJ 07980
License No. 1430-44-015-005

BE IT RESOLVED that all applicants being in good order and the required **\$63.00** fee having been paid, the Township Committee of the Township of Long Hill does hereby grant the following Limited Retail Distribution Licenses for the year beginning July 1, 2021 and ending June 30, 2022:

Revati Baldevji Inc
87 Division Avenue
Millington, NJ 07946
License No. 1430-43-013-006

Dorsi's Deli & Pharmacy, Inc.
184 Central Ave.
Stirling, NJ 07980
License No. 1430-43-006-003

BE IT FURTHER RESOLVED that all applicants being in good order and the required **\$188.00** fee having been paid, the Township Committee of the Township of Long Hill does hereby grant the following Club Licenses for the year beginning July 1, 2021 and ending June 30, 2022:

BPO Elks No. 2392
t/a Stirling Elks #2392
1138 Valley Road
Stirling, NJ 07980
License No. 1430-31-018-001

BE IT FURTHER RESOLVED that all applicants being in good order and the required **\$250.00 (10% of \$2,500.00)** fee having been paid, the Township Committee of the Township of Long Hill does hereby grant the following Pocket License (Plenary Retail Consumption Licenses) for the year beginning July 1, 2021 and ending June 30, 2022:

Truheaven, LLC
664 Valley Road
Gillette, NJ 07933
License No. 1430-33-011-007

**RESOLUTION 21-160
ACCEPTING RESIGNATION – MCLEER**

BE IT RESOLVED, that the Township Committee herby accepts the resignation of Danielle McLeer from Recreation Assistant, effective June 11, 2021.

**RESOLUTION 21-161
ACCEPTING RESIGNATION – KRESSBACH**

BE IT RESOLVED, that the Township Committee herby accepts the resignation of Mark Kressbach from Animal Control Officer, effective June 1, 2021.

**RESOLUTION 21-162
ACCEPTING RESIGNATION – PICONE**

BE IT RESOLVED, that the Township Committee herby accepts the resignation of Matthew Picone from Department of Public Works, effective June 18, 2021.

**RESOLUTION 21-163
RESOLUTION APPOINTING TEMPORARY INTERN – LORA COONCE**

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. Lora Coonce is hereby appointed a temporary intern effective June 10, 2021 for a 1 month period
2. Lora Coonce shall work 40 hours per week and be compensated at the rate of \$12.00 per hour.

3. Lora Coonce will receive no benefits.

**RESOLUTION 21-164
EXTENSION OF CONTRACT FOR
COMPUTER CONSULTING SERVICES [ATON COMPUTING]**

WHEREAS, the Township of Long Hill awarded a contract to ATON Computing on June 24, 2020 for Computer Consulting Services by Resolution 20-192 at the base bid amount of \$115/hr; and

WHEREAS, the Township Committee hereby wishes to extend the contract for a one year term, beginning July 1, 2021 through June 30, 2022; and

WHEREAS, ATON Computing has agreed to adhere to the same terms, conditions and amount of \$117.30/hr as indicated in the contract as per letter dated June 18, 2020; and

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

1. The extension of the computer consulting services contract is hereby awarded for a one year term, ATON Computing with the contract expiring June 30, 2022.
2. This contract shall be charged to budget line item 01-01-0020-0105-2-00311 and 01-01-0020-0105-2-00315. The certification of available funds by the Chief Financial Officer shall be attached to the original of this resolution and shall be maintained in the files of the Township Clerk.

**RESOLUTION 21-165
AUTHORIZING EXECUTION OF INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT
BY WITH MARCH DEVELOPMENT, LLC**

WHEREAS, March Development, LLC, a limited liability company of the State of New Jersey, is the contract purchaser of property located at 1106 Valley Road and known as Block 11401, Lot 7 on the Township Tax Maps (the "subject property"); and

WHEREAS, contemporaneously herewith, the Township Committee is adopting a resolution authorizing the Township Planning Board to investigate whether the subject property should be designated as a non-condemnation area in need of redevelopment; and

WHEREAS, March Development, LLC has offered to enter into an interim cost and conditional designation agreement with the Township in which it agrees to pay the Township's reasonable out-of-pocket fees and costs to third-party professionals incurred by the Township in connection with the proposed designation of the subject property as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to enter into this agreement;

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 Township Clerk are hereby authorized and directed to execute the interim cost and conditional designation agreement by and between the Township of Long Hill and Mach Development, LLC.

2. A copy of the agreement shall remain on file in the Township Clerk's office and be available for public inspection.

**RESOLUTION 21-166
AUTHORIZING THE TOWNSHIP PLANNING BOARD TO INVESTIGATE WHETHER PROPERTY
LOCATED AT 1106 VALLEY ROAD AND KNOWN AS BLOCK 11401, LOT 7 ON THE TOWNSHIP
TAX MAPS SHOULD BE DESIGNATED AS A NON-CONDEMNATION N AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Section 5 thereof; and

WHEREAS, the Township wishes to utilize the Planning Board's knowledge and expertise in exploring whether property located at 1106 Valley Road and identified on the official tax map of the Township as Block 11401, Lot 7 (as depicted on the excerpt from the tax map attached hereto as Exhibit "A") (the "Study Area") meets the criteria established by the Act; and

WHEREAS, the Township therefore seeks to authorize and direct the Planning Board to conduct a preliminary investigation of the Study Area and to make recommendations to the Township, all in accordance with the Act,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Long Hill as follows:

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. INVESTIGATION OF STUDY AREA AUTHORIZED

The Planning Board is hereby authorized and directed to conduct an investigation pursuant to *N.J.S.A.40A:12A-6* to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Act, including *N.J.S.A.40A:12A-5*, to be designated as a non-condemnation area in need of redevelopment.

III. MAP TO BE PREPARED

As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed redevelopment area.

IV. PUBLIC HEARING REQUIRED

The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area.

At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a redevelopment area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

V. PLANNING BOARD TO MAKE RECOMMENDATIONS

After conducting its investigation, preparing a map of the proposed redevelopment area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee as to whether the Township should designate all or part of the Study Area as an area in need of redevelopment.

VI. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

VII. AVAILABILITY OF THE RESOLUTION

A copy of this Resolution shall be available for public inspection at the offices of the Township Clerk.

VIII. EFFECTIVE DATE

This Resolution shall take effect immediately.

**RESOLUTION 21-167
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>
Gill	129 Pleasant Plains Stirling, NJ 07946	\$105.00	Summer Camp

**RESOLUTION 21-168
AUTHORIZING RELEASE OF ESCROWS**

WHEREAS, the Planning & Zoning Coordinator, Board Engineer, Board Attorney, Township Planner have certified that there are no outstanding invoices and have approved the release of the following escrows.

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 appropriate municipal officials be and are hereby authorized to release the following escrows plus any applicable interest as per N.J.S.A. 40:55D-53.1.

<u>DEVELOPER'S ESCROW</u>	
Michael & Charlene Braverman / Acct. 21052 144 Shawnee Path Millington, NJ 07946	\$186.41
