



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ
TOWNSHIP COMMITTEE
REGULAR SESSION MEETING MINUTES
Wednesday, January 20, 2021**

Clerk Phillips read the following statement:

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.

EXECUTIVE SESSION:

21-036 EXECUTIVE SESSION

- Attorney Client Privilege – Communications
- Personnel – Police

MOVED by: Committeeman Lavender of the Township Committee of Long Hill Township, that Resolution 21-036 is hereby approved. **SECONDED** by: Committeeman Verlezza. **ROLL CALL VOTE:** Committeeman Dorsi; yes, Committeeman Lavender; yes, Committeeman Verlezza; yes, Deputy Mayor Rae; yes, Mayor Piserchia; yes.

Mayor Piserchia **opened the public session** of the meeting at 7:33 pm.

All present recited the **Pledge of Allegiance**.

ROLL CALL: Committeeman Dorsi, Committeeman Lavender, Committeeman Verlezza, and Mayor Piserchia were present via teleconference. Also present via teleconference were Attorney Pidgeon, Administrator Malool, and Clerk Phillips.

Mayor Rae asked for a **Motion to Recess** for the Township Committee to hold the **Board of Health Re-organization Meeting**, **MOVED:** Committeeman Lavender; **SECOND:** Committeeman Verlezza, **ROLL CALL:** All in favor

PROCLAMATION / PRESENTATIONS

- **Demetrios Gianakis – Eagle Scout Project** – Mr. Gianakis presented his Eagle Scout project for signs at Stirling Lake. The Township Committee wished him all the best and looks forward to the final project.

ORDINANCE(S):

ORDINANCE 469-21 (FIRST READING / INTRODUCTION)

AN ORDINANCE CONCERNING STORMWATER MANAGEMENT AND AMENDING SECTION 146 OF THE TOWNSHIP LAND USE ORDINANCE

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, January 20, 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, February 24, 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 February 24, 2021 public agenda or email municipalclerk@longhillnj.gov.

MOVED by: Committeeman Lavender, that Ordinance 469-21 be introduced and passed on first reading. **SECONDED** by: Committeeman Verlezza. **ROLL CALL VOTE:** Committeeman Dorsi; yes, Committeeman Lavender; yes, Committeeman Verlezza; yes, Deputy Mayor Rae; absent, Mayor Piserchia; yes.

CONSENT AGENDA RESOLUTIONS:

Resolution No. 21-037 – 21-045 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.

21-037	APPROVAL AND RELEASE OF MINUTES
21-038	APPROVING PAYMENT OF BILLS
21-039	AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0017
21-040	2020 SUBSEQUENT TAX OVERPAYMENT REFUND
21-041	IN-GRADE ADVANCEMENT - SUTTON
21-042	COMPENSATION OF OFFICIALS AND EMPLOYEES FOR THE CALENDAR YEAR 2021
21-043	AUTHORIZING REFUND OF RECREATION DEPOSIT
21-044	RESCINDING RESOLUTION 20-343 AND REVOKING THE OFFER OF EMPLOYMENT TO JEFF IORIO
21-045	AUTHORIZING EXECUTION OF PERSONNEL SETTLEMENT AGREEMENTS WITH MEMBERS OF THE TOWNSHIP POLICE DEPARTMENT

MOVED by: Committeeman Lavender, of the Township Committee of Long Hill Township, that Resolution 21-037 through 21-045 are hereby approved. **SECONDED** by: Committeeman Dorsi. **ROLL CALL VOTE:** Committeeman Dorsi; yes, Committeeman Lavender; yes, Committeeman Verlezza; yes, Deputy Mayor Rae; absent, Mayor Piserchia; yes.

LIAISON REPORTS:

- **Committeeman Dorsi** reported that DPW was completing their storm water management by cleaning catch basins and asked residents put old Christmas trees out by the curb. Committeeman Dorsi gave a special thanks to the Girl Scout for partnering with DPW and Fire Companies to collect cans.
- **Committeeman Verlezza** spoke about the recreation department's success in winter activities in 2020 and reported that they will continue in 2021. Committeeman Verlezza asked residents to visit Community Pass to find upcoming events with recreation.
- **Mayor Piserchia** spoke about the questions in regards to the COVID vaccine and that municipalities follows guidelines that come from the state. Mayor Piserchia reported that OEM MRC and CERT are assisting seniors in preregistering for the vaccine if wanted and reminded residents to sign up for Long Hill Alert.

ADMINISTRATOR'S REPORT:

- Administrator Malool clarified a few issues in regards to the new garbage and recycling contract and reported we did not received the grant for the Central Park. Administrator Malool spoke about revisiting an agreement with Texima in regards to textile bins at DPW and Town Hall. The Township Committee agreed to revisit with amending it to receive rent upfront. Administrator Malool also asked the Township Committee to approve the concept to add a part time position to create content for LHTV and other social media outlets and the Township Committee agreed.

DISCUSSION:

- **Road Opening Permits** – Administrator Malool explained the current ordinance requires an exemption to the moratorium and current practice is approval with heat sealing. Administrator Malool asked to revise the ordinance to reflect current practice and the Township Committee decided to revise the ordinance at an upcoming meeting.
- **Expedited Inspections** – Construction Official Jeff Heiss spoke about a new bill in regards to expedited inspections. Mayor Piserchia spoke about opposing and will report back in regards to the matter.
- **LSRP/environmental scientist for TIFA** –Committeeman Verlezza and Planning Board Chair Sandow requested we hire our own LSRP to work with the applicants LSRP. Administrator Malool and Attorney Pidgeon to issue an RFP for an LSRP.

OLD/NEW BUSINESS:

- **Committeeman Dorsi** spoke about a scam from a local phone number and requested people be aware.
- **Committeeman Verlezza** requested that we purchase more lights and decorations for the holidays. Spoke about a sign, adding shrubs and widening the path to Kantor Park.

APPOINTMENTS TO BOARDS AND COMMISSION FOR 2021**Beautification Committee**

Mead Briggs (Chairman)

Green Team Advisory Committee

Tom Flatley (EC Liaison)

Laura Neff

Jake Raimer (Chairman)

Expiration of Term

(1 year) 12-31-2021

(1 year) 12-31-2021

Watchung Hills Regional Municipal Alliance

Judy Carbone

Benjamin Lindeman

Melissa Backer

Tina Osmond

Det. RJ Sutton

Expiration of Term

(2 years) 12-31-2022

(2 years) 12-31-2022

(2 years) 12-31-2022

(2 years) 12-31-2022

(2 years) 12-31-2022

MOTION: Committeeman Lavender to accept Township Committee Appointments to Boards and Commission for 2021. **SECOND:** Committeeman Dorsi. **ROLL CALL VOTE:** All in favor.

ANNOUNCEMENTS:

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

- **Mayor Piserchia** asked **Clerk Phillips** if there was any written letter or electronic mail sent for public comment. Clerk Phillips reported that none were submitted.
- **Pamela Ogens – 36 The Crescent** – Spoke about recent expenditures made by the Township Committee and asked that the Township Committee would consider an LSRP and Environmental Hygienist for the TIFA site.
- **Dennis Sandow – Windsor Way** – spoke about NJAW bill and Administrator Malool will speak to NJAW for clarification.
- **Thomas O’Leary - 151 Division Ave** – suggested asking the developer to put money in escrow for an LSRP and other suggestions when it comes to the TIFA site.
- **Charles Arentowicz – Heritage Road** – spoke about concerns of the LSRP hired by the developer.

ADJOURNMENT

On motion by Committeeman Lavender and seconded by Committeeman Verlezza, and carried unanimously to adjourn at 9:07 pm.

Respectfully submitted,

Megan Phillips

Megan Phillips

Approved: February 10, 2021

**RESOLUTION 21-036
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:

- Attorney Client Privilege – Communications
- Personnel - Police

**ORDINANCE 469-21
AN ORDINANCE CONCERNING STORMWATER MANAGEMENT AND AMENDING SECTION 146 OF
THE TOWNSHIP LAND USE ORDINANCE**

***Statement of purpose:** To amend the Township stormwater management ordinance to comply with NJDEP regulations as recommended by the Township Engineer.*

WHEREAS, under the *Stormwater Management Act (N.J.S. 40:55D-93 to 40:55D-94)*, every municipality is required to prepare a stormwater management plan as an integral part of its master plan and to adopt a stormwater control ordinance; and

WHEREAS, Township Engineer Paul W. Ferriero has recommended that the Township stormwater management ordinance be amended as set forth herein;

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 the Township Land Use Ordinance is amended as follows:

Section 1. Section LU-146 of the Township Land Use Ordinance, 1996 is amended in its entirety to read as follows:

§ LU-146 **STORMWATER MANAGEMENT.**

§ LU-146.1 **Applicability.**

- a. This ordinance shall be applicable to any minor or major site plan or subdivision that requires Planning Board or Board of Adjustment approval.
- b. This ordinance shall also be applicable to all major developments undertaken by Long Hill Township, the Board of Education and any other agencies subject to review by the Township.
- c. This ordinance shall also be applicable to minor developments as defined herein and any major development that does not require subdivision or site plan review.
- d. The following actions are exempt from this section provided they do not meet the definition of major development:
 - 1. Any activity protected from municipal regulation by the Right-to-Farm Act, provided that the activity is being performed in accordance with a "Farm Conservation Plan".
 - 2. The planting and harvesting of crops, plants, flowers or shrubs in areas devoted to single family use on the subject property.

3. The removal and replacement of an existing impervious driveway where no change in grade or footprint occurs.
4. Rehabilitation of existing vegetated areas where there is no material change in grade, surface type, or storm water runoff patterns.
5. Maintenance work performed by the Township through the Department of Public Works or through a municipal contract with an outside entity.
6. Projects exempted by State law from the requirements of this ordinance.

§ LU-146.2 **Definitions.**

Unless otherwise defined herein, all terms in this ordinance shall be as defined in N.J.A.C. 7:8.

Exempt Development – Any project that disturbs less than 1,000 square feet of lot area and results in an increase in impervious surface of less than 400 square feet.

Minor Development – Any project that disturbs 1,000 square feet or more of lot area or results in an increase of impervious surface of 400 square feet or more and that does not meet the definition of major development.

Major Development – any individual “development,” as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of “regulated impervious surface” since February 2, 2004;
3. The creation of one-quarter acre or more of “regulated motor vehicle surface” since March 2, 2021; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of conditions 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

§ LU-146.3 **Design Standards.**

a. Major Developments. All major developments shall have their stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21) and the NJDEP Stormwater Rule (N.J.A.C. 7:8) to include Green Infrastructure as outlined in N.J.A.C. 7:8. These standards shall apply to all projects, residential and nonresidential as well as projects by the Township, Board of Education and other agencies subject to review by the Township.

b. Minor Developments shall be designed to include the following stormwater management measures where applicable:

1. Seepage pits or other infiltration measures shall be provided with a capacity of four inches of runoff for each square foot of increased impervious area.

2. When the approving agency finds that the existing conditions are not conducive to infiltration, the applicant may provide other stormwater management facilities as to result in a Zero Net Runoff as calculated by the Modified Rational Method.

3. When the ground surface is changed in character such that an increase in runoff results, but the new surface is not impervious, seepage pits or other stormwater management facilities shall be provided to result in a Zero Net Runoff Rate as calculated by the Modified Rational Method.

c. Drywell Design: Stone used in the infiltration devices shall be 2 1/2 inches clean stone and design void ratio of 33% shall be used. The infiltration measures shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property to the greatest extent feasible. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices. The infiltration of water during the rainfall event shall not be counted as a "credit" toward the storage requirement.

d. Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

e. For the purposes of this section, gravel areas that are subject to compaction (such as driveways, parking areas and walking paths) shall be considered impervious. Pool surface areas, patios and decks shall be considered impervious. Gravel areas not subject to compaction (such as decorative stone used in planting beds) shall be considered pervious.

f. All roof gutters shall be protected from the accumulation of leaves and litter by the installation of a gutter cap leaf separation device within the project area. Gutter screens or louvers are not acceptable.

§ LU-146.4 **Waivers and Exceptions.**

a. **Standards for Relief.** Waivers from strict compliance with the major development design standards shall only be granted upon showing that meeting the standards would result in an exceptional hardship on the applicant or that the benefits to the public good of the deviation from the standards would outweigh ANY detriments of the deviation. A hardship will not be considered to exist if reasonable reductions in the scope of the project would eliminate the noncompliance.

b. **Mitigation.** If the reviewing agency for the project determines that a waiver is appropriate, the applicant must execute a mitigation plan. The scope of the mitigation plan shall be commensurate with the size of the project and the magnitude of the relief required. The mitigation project may be taken from the list of projects in the Municipal Stormwater Management Plan. All mitigation projects are subject to the approval of the Township Engineer.

c. **Reviewing Agency.** All applications subject to the review of the Planning Board or Board of Adjustment shall be reviewed by the Board concurrently with subdivision or site plan review. Applications not subject to Land Use Board review shall be reviewed by the Township Engineer.

d. **Appeals.** The appeal of the determination of the Township Engineer shall be made in accordance with N.J.S.A. 40:55D-70a.

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.

**RESOLUTION 21-037
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 December 31, 2020 and Township Committee Reorganization Minutes on January 6, 2021.

BE IT FURTHER RESOLVED that the Township Committee hereby approves December 31, 2021 Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 21-038
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 21-039
AUTHORIZING REDEMPTION OF OUTSIDE LIEN - #19-0017**

WHEREAS, funds have been remitted by ALL JERSEY TITLE LLC, to redeem tax sale certificate #19-0017 held by CHRISTIANA TRUST AS CUSTODIAN GSRAN-Z LLC., on Block 12901 Lot 36, 1433 LONG HILL RD., assessed in the name RESULTS WITH JOHN LLC 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 \$17,335.71 plus a premium of \$32,600.00 for a total of \$49,935.71 to the lienholder:

Make Redemption check payable to:

CHRISTIANA TRUST AS CUSTODIAN GSRAN-Z LLC
PO BOX 71276
PHILADELPHIA, PA 19176-6276

**RESOLUTION 21-040
2020 SUBSEQUENT TAX OVERPAYMENT REFUND**

WHEREAS, Lienholder Christiana Trust Custodian for GSRAN-Z, LLC made an overpayment of \$40 on subsequent taxes for Tax Sale Certificate 20-0011, BL 14701 L27 596 Meyersville Rd., assessed to Jorge Fonseca.

WHEREAS, the Township Committee of the Township of Long Hill does hereby authorize the above refunds due to overpayment of subsequent taxes.

NOW, THEREFORE BE IT RESOLVED, the Tax Collector has verified payment received and the Finance director is hereby authorized to refund the amount of \$40 for the over payment.

Make checks payable to:

Investa Services
2020 Howell Mill Rd. STE C-513
Atlanta, GA 30318

**RESOLUTION 21-041
IN-GRADE ADVANCEMENT - SUTTON**

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 Ronald Sutton to Officer Grade VIII, effective January 28, 2021 at an annual salary of \$81,318.00.

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

**RESOLUTION 21-042
COMPENSATION OF OFFICIALS AND EMPLOYEES FOR THE CALENDAR YEAR 2021**

BE IT RESOLVED by the Township Committee of the Township of Long Hill that the compensation effective January 1, 2021 of the officials and employees of the Township be as follows:

<u><i>Position Title</i></u>	<u><i>Salary</i></u>
Township Administrator	\$150,000
Executive Administrative Assistant	\$ 59,280
Municipal Clerk/Registrar	\$ 77,500
Administrative Assistant	\$ 45,719.68
Administrative Assistant	\$ 45,900
Administrative Assistant (Part Time)	\$ 20.40/hr.
Asst. to the CFO [Part Time]	\$ 34.61/hr.
Tax Collector	\$ 63,750
Tax Assessor [Part Time]	\$ 30,600
Assistant Treasurer	\$ 68,231.88
Environmental Comm. Clerical (Part Time)	\$ 20.49/hr.
Qualified Purchasing Agent (Part Time)	\$ 5,100
<i>Board of Health</i>	
Animal Control Officer [Part Time]	\$ 2,500.00 annual stipend \$ 50.00/hr. after hours
<i>Court</i>	
Municipal Court Judge	\$ 33,102.93
Court Administrator	\$ 74,885.28

Planning and Development

Planning & Zoning Coordinator/Zoning Officer	\$ 71,602
Construction Code Official/Building Sub Code Official	\$ 36,420.55
Fire Sub Code Official [Part Time]	\$ 35.70/hr.
Fire Prevention/Fire Official [Part Time]	\$ 34.68/hr.
Plumbing Sub Code Official [Part Time]	\$ 21,989.27
Electrical Sub-code Official [Part Time]	\$ 38.64/hr.
Code/Zoning Enforcement Officer [Part Time]	\$ 30.00/hr.
Technical Assistant to the Construction Official	\$ 59,288.11

Recreation

Recreation Director	\$ 69,259.75
Recreation Assistant (Full Time)	\$ 40,973.40

Police Department

Chief of Police	\$175,100
Police Officers	per Collective Bargaining Contract
Police Department Secretary	\$ 59,577.53
Administrative Asst. to Chief of Police	\$ 68,761.56
School Crossing Guard [Part Time]	\$ 24.31/hr.
Court Security Officer [Part Time]	\$ 25.50/hr.

Office of Emergency Management

Emergency Management Coordinator (Part Time)	\$ 33,813
--	-----------

Department of Public Works/Roads

Director of Public Works /Superintendent of Roads	\$118,450
DPW employees	per Collective Bargaining Contract
Part Time Laborer	\$15.00/hr.
Part Time Laborer (Seasonal)	\$14.00/hr.
Part Time Clean Communities Laborer (Seasonal)	\$16.00/hr.

Senior Services

Senior Citizens Bus Driver	\$ 21.19/hr.
----------------------------	--------------

**RESOLUTION 21-043
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>
Lisa DeMizio	76 Dogwood Terrace Millington, NJ 07946	\$40.00	Mindful Yoga

**RESOLUTION 21-044
RESCINDING RESOLUTION 20-343 AND REVOKING
THE OFFER OF EMPLOYMENT TO JEFF IORIO**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill rescind the offer of employment to Jeff Iorio as Part-time Zoning/Code Enforcement officer.

**RESOLUTION 21-045
AUTHORIZING EXECUTION OF PERSONNEL SETTLEMENT AGREEMENTS WIYH MEMBERS OF
THE TOWNSHIP POLICE DEPARTMENT**

WHEREAS, the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey desires to enter into settlement agreements on personnel matters with the police officers named below;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey authorizes the Mayor to execute settlement agreements with Christopher Gelino, Christopher Geresi and Dolores Langenbach.
