



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ**  
**TOWNSHIP COMMITTEE**  
**REGULAR SESSION AGENDA - REVISED 3/8/2023**  
**Wednesday, March 8, 2023**  
**7:30PM OPEN SESSION, 6:45PM CLOSED SESSION**

A draft of the Township Committee Regular Session Agenda is posted on the Township website at [www.longhillnj.gov](http://www.longhillnj.gov) on the Monday preceding the meeting.

The February 22, 2023, Township Committee Meeting will be conducted in person at Long Hill Township Municipal Court located at 915 Valley Road, Gillette.

To participate through Zoom webinar: <https://us02web.zoom.us/j/88636662757>

Or Telephone: +1 929 436 2866

Webinar ID: 886 3666 2757 Passcode: 009322

To watch on website please visit: <http://longhillnj.gov/LHT-TV.html>

To watch live on LHTV visit: Comcast channel 29, Verizon channel 38, Verizon channel 2137 (HD)

**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 Morris Daily Record and posted on the Township Website. The agenda and public handouts for this meeting can be viewed online at [www.longhillnj.gov](http://www.longhillnj.gov). A public comment period will be held in the order it is listed on the meeting agenda.*

**2. EXECUTIVE SESSION:**

23-075 EXECUTIVE SESSION

- Personnel
- Attorney Client Privilege

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 23-075 is hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**3. CALL MEETING TO ORDER:**

**4. PROCLAMATION / PRESENTATIONS**

- Shade Tree request – Susan Jeans and Gordan Redgate

**5. ORDINANCE(S):**

**ORDINANCE 509-23 (FIRST READING / INTRODUCTION)**

**AN ORDINANCE ESTABLISHING RULES FOR EMERGENCY MEDICAL SERVICES FOR PATIENT CARE FACILITIES AND CREATING A NEW CHAPTER 19 IN THE TOWNSHIP CODE**

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, March 8, 2023 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, April 12, 2023 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 April 12, 2023, public agenda, or email

[municipalclerk@longhillnj.gov](mailto:municipalclerk@longhillnj.gov).

**MOVED** by: \_\_\_\_\_, that Ordinance 509-23 be introduced and passed on first reading.  
**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE 512-23 (FIRST READING / INTRODUCTION)**

**AN ORDINANCE APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH STIRLING SL URBAN RENEWAL LLC**

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, March 8, 2023 will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, April 12, 2023 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 April 12, 2023, public agenda, or email [municipalclerk@longhillnj.gov](mailto:municipalclerk@longhillnj.gov).

**MOVED** by: \_\_\_\_\_, that Ordinance 512-23 be introduced and passed on first reading.  
**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE 507-23 (SECOND READING / ADOPTION)**

**CONCERNING THE TOWNSHIP EMERGENCY MANAGEMENT COORDINATOR AND AMENDING CHAPTER 2 OF THE TOWNSHIP CODE ENTITLED “ADMINISTRATION”**

**PUBLIC HEARING**

**MOVED** by: \_\_\_\_\_, that Ordinance 507-23 be adopted. **SECONDED** by: \_\_\_\_\_,  
**ROLL CALL VOTE**

**ORDINANCE 508-23 (SECOND READING / ADOPTION)**

**CONCERNING SHORT-TERM RENTAL PROPERTIES AND SUPPLEMENTING AND AMENDING CHAPTER 3 OF THE TOWNSHIP CODE ENTITLED “POLICE REGULATIONS”**

**PUBLIC HEARING**

**MOVED** by: \_\_\_\_\_, that Ordinance 508-23 be adopted. **SECONDED** by: \_\_\_\_\_,  
**ROLL CALL VOTE**

**ORDINANCE 511-23 (SECOND READING / ADOPTION)**

**SETTING FEES FOR LEAD PAINT INSPECTIONS AND SUPPLEMENTING AND AMENDING CHAPTER 16 OF THE TOWNSHIP CODE ENTITLED “PROPERTY MAINTENANCE”**

**PUBLIC HEARING**

**MOVED** by: \_\_\_\_\_, that Ordinance 511-23 be adopted. **SECONDED** by: \_\_\_\_\_,  
**ROLL CALL VOTE**

**6. CONSENT AGENDA RESOLUTIONS:**

Resolution No. 23-076 – 23-089 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.

- 23-076 APPROVAL AND RELEASE OF MINUTES
- 22-077 APPROVING PAYMENT OF BILLS
- 23-078 APPROVAL OF THE 2023 FEE SCHEDULE FOR STIRLING LAKE
- 23-079 IN GRADE ADVANCEMENT – OFFICER DECLAN RAE
- 23-080 IN GRADE ADVANCEMENT – OFFICER DYLAN CROKER
- 23-081 APPROVING SPECIAL EVENT LICENSE – ST PATRICKS DAY PREP WITH COUSINS MAINE LOBSTER & STIRLING FINE WINE
- 23-082 AUTHORIZING RELEASE OF PERFORMANCE / MAINTENANCE BOND
- 23-083 AUTHORIZING RELEASE OF CASH BOND
- 23-084 ACCEPTING RESIGNATION – SCANLON
- 23-085 2023 TEMPORARY BUDGET
- 23-086 AUTHORIZING TRANSFER OF FUNDS
- 23-087 CERTIFYING ACTIVE MEMBERSHIP WITH MILLINGTON VOLUNTEER FIRE COMPANY FOR NEW JERSEY STATE FIREMEN'S ASSOCIATION ELIGIBILITY – JONATHAN SIDECE
- 23-088 AUTHORIZATION TO EXECUTE PURCHASE ORDER WITH BAY HILL ENVIRONMENTAL NOT TO EXCEED \$10,000
- 23-089 AUTHORIZATION TO EXECUTE SIDEBAR AGREEMENT WITH PBA LOCAL 322**

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 23-076 through 23-089 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**7. LIAISON REPORTS:**

**8. ADMINISTRATOR'S REPORT:**

**9. DISCUSSION:**

**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**

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**RESOLUTION 23-075  
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
- Attorney Client Privilege

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**ORDINANCE 509-23  
AN ORDINANCE ESTABLISHING RULES FOR EMERGENCY MEDICAL SERVICES FOR PATIENT CARE FACILITIES AND CREATING A NEW CHAPTER 19 IN THE TOWNSHIP CODE**

**STATEMENT OF PURPOSE:** *To preserve and enhance the availability of emergency medical services for legitimate medical emergency situations in the Township by regulating the use of emergency medical services in certain nonemergency situations.*

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

**Section 1.** There is hereby created a new Chapter 19 in the Township Code entitled “Emergency Medical Services for Patient Care Facilities,” which reads as follows:

**“Chapter 19 Emergency Medical Services for Patient Care Facilities**

**§ 19-1 Purpose and scope.**

The purpose of this article is to preserve and enhance the availability of emergency medical services for legitimate medical emergency situations in the Township by regulating the use of emergency medical services in certain nonemergency situations.

**§ 19-2 Definitions.**

For the purposes of this Chapter, certain words and terms are defined as follows, unless the context clearly indicates the contrary:

“Patient care facilities” means all state-licensed nursing homes, rest homes, health maintenance organizations, assisted living facilities, health-care facilities and residential substance use disorders treatment facilities providing in-patient services, and other licensed or unlicensed medical care providers with the capacity to treat 10 or more outpatients simultaneously.

“Medical emergency” means an illness, injury, symptom or condition so serious that a reasonable person would seek care right away to avoid serious harm.

**§ 19-3 Requirements for private ambulance service.**

- A. All patient care facilities located within the Township are required to own, lease, rent or have promptly available by contract sufficient, appropriately staffed private ambulance services for the treatment and transport of patients in need of nonemergency medical care. Such ambulance services shall be available 365 days per year and 24 hours per day.
- B. Each patient care facility subject to this article shall file proof of compliance with Subsection **A** within 60 days of the effective date of this chapter and thereafter annually on or before January 1.

- (1) The required proof must consist of a written contract with no less than two private ambulance service providers under which such providers are obligated to respond promptly to the patient care facility.
- (2) Alternatively, if the patient care facility elects to own, operate, and provide its own ambulance service, then the required proof must consist of written documentation identifying the make, model, year, color, serial number, license plate number, location, and staffing of each ambulance.
- (3) The required proofs must be timely submitted to the Township Clerk along with a certification signed by the resident director, manager, or other authorized corporate officer of the patient care facility affirming: (a) that adequate private ambulance services are available; and (b) that all agents and employees of the facility have been apprised of and trained in the use of such private ambulance services.

§ 19-4 **Violations; penalties.**

- A. The failure of a patient care facility to comply with the requirements of § 19-2A and B constitutes a violation of this article. Both the patient care facility and its resident director, manager, or authorized corporate officer are liable for such violations, and shall be liable to the penalties stated in Chapter 1, § 1-5.
- B. In the event that an employee or agent of a patient care facility located in the Township takes actions resulting in the dispatch of the Long Hill First Aid Squad and the responding Long Hill First Aid Squad , in its sole discretion, determines that the dispatch did not involve circumstances requiring the use of an advanced life support or paramedic unit, the first aid squad shall provide the Township written certification to that effect and the patient care facility shall be subject to a dispatch fee of \$750, payable to the Township.”

**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.

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**ORDINANCE 512-23**

**AN ORDINANCE APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH STIRLING SL URBAN RENEWAL LLC**

**WHEREAS**, the Township Committee adopted Resolution 21-166 on June 9, 2021, authorizing the Township Planning Board to undertake a preliminary investigation of the Property (defined hereafter) to determine whether it was an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-1 et. seq.* (“LRHL”); and

**WHEREAS**, after conducting a public hearing on November 23, 2021, the Planning Board adopted Resolution 2021-12-PB on December 14, 2021 memorializing its determination to accept and adopt the findings of the investigative report entitled “Area in Need of Redevelopment Study for Block 11401, Lot 7”

prepared by Township Planner Jessica Caldwell, PP, AICP of J. Caldwell & Associates, LLC and recommending that the Property be designated as a non-condemnation redevelopment area; and

**WHEREAS**, the Township Committee adopted Resolution 2022-043 on January 19, 2022, designating the Property as a non-condemnation redevelopment area in accordance with the LRHL; and

**WHEREAS**, the Township Committee introduced Ordinance 498-22, "Adopting 1106-1122 Valley Road Redevelopment Plan, Block 11401, Lot 7 (A/K/A the Former Carwash Site)," on first reading on August 10, 2022; and

**WHEREAS**, after complying with all procedural requirements required under the LRHL and the Municipal Land Use Law, the Township Committee held a public hearing on September 28, 2022 concerning the Redevelopment Plan, and following same adopted Ordinance #498-22 ; and

**WHEREAS**, Stirling SL Urban Renewal LLC (the "**Redeveloper**") is, or will be, the owner of certain parcels of real property commonly known as 1106-1122 Valley Road, Stirling (Long Hill Township), New Jersey 07980 and identified on the tax maps of the Township of Long Hill as Block 11401, Lot 7, together with all of the improvements thereon (the "**Property**"), and this entire property is located within the boundaries of the area governed by the Redevelopment Plan; and

**WHEREAS**, the Redeveloper will develop a new senior and supportive housing facility on the Property which is currently the site of a long-vacant and blighted former car wash (the "**Project**"); and

**WHEREAS**, in accordance with the LRHL, the Redeveloper and the Township have entered into that certain Redevelopment Agreement, dated December 15, 2022 ("**Redevelopment Agreement**"), concerning the Redeveloper's development of the Property in accordance with the Redevelopment Plan, which Redevelopment Agreement was authorized and approved by the Township Committee as set forth in Resolution 22-291, duly adopted on December 14, 2022; and

**WHEREAS**, in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "**Tax Law**"), the Redeveloper filed an application with the Township for approval of a long-term tax exemption for the project, a copy of which is on file with the Township Clerk (the "**Application**"), seeking a tax exemption in connection with the development, in exchange for which the Redeveloper proposes to make payments to the Township in lieu of taxes in accordance with the Tax Law; and

**WHEREAS**, the Redeveloper also submitted a formal Financial Agreement referenced in the Application, establishing the rights, responsibilities, and obligations of the parties; and

**WHEREAS**, the Mayor submitted the Application, including the Financial Agreement attached hereto as Exhibit "A", to the Township Committee with his recommendation for approval, a copy of which recommendation is on file with the Township Clerk; and

**WHEREAS**, the Township Committee has determined that the development represents an undertaking permitted by the Tax Law; and

**WHEREAS**, the Township has determined that the redevelopment of the Property complies with the applicable provisions of the Redevelopment Plan and that this Agreement will contribute to the

reinvigoration of the Township, as well as to further the social and economic improvement of the Township in accordance with the legislative intent, goals and objectives of the LRHL; and

**WHEREAS**, the Redeveloper is under contract to purchase the Property from the current title owner for the purpose of constructing the Project, and the Township is also willing to make certain statutorily authorized tax exemptions or incentives available to Redeveloper in connection with the Project; and

**WHEREAS**, the Township has determined that the Redeveloper possesses the proper qualifications, financial resources and capacity to implement and complete the Project in accordance with the Redevelopment Plan and all other applicable laws, ordinances and regulations; and

**WHEREAS**, the Township believes the Project to be in the vital and best interests of the Township of Long Hill, and that it promotes the health, safety, morals and welfare of the Township of Long Hill's residents;

**NOW THEREFORE, 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 Application for Tax Exemption and the Financial Agreement are hereby approved.

**Section 2.** The Mayor is hereby authorized to execute the Financial Agreement substantially in the form attached hereto as Exhibit "A", subject to modification or revision as deemed necessary and appropriate after consultation with the Township Attorney.

**Section 3.** The Township Clerk is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon the Agreement.

**Section 4.** The Township Clerk shall file certified copies of this Ordinance and the Financial Agreement with the Tax Assessor of the Township in accordance with Section 12 of the Tax Law.

**Section 5.** In accordance with P.L.2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Redeveloper, the Township Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the Chief Financial Officer of Morris County and to the Morris County Counsel for informational purposes.

**Section 6.** The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with the Township attorney, as is necessary to effectuate the terms of the Financial Agreement.

**Section 7.** 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 8.** 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 9.** This ordinance shall take effect immediately upon final passage and publication as required by law.

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**ORDINANCE 507-23  
CONCERNING THE TOWNSHIP EMERGENCY MANAGEMENT COORDINATOR AND AMENDING  
CHAPTER 2 OF THE TOWNSHIP CODE ENTITLED “ADMINISTRATION”**

**WHEREAS**, P.L. 2022, c. 111 amended N.J.S.A. App. A9-40.1 to provide that a municipal emergency management coordinator no longer needs to be a resident of the municipality; and

**WHEREAS**, New Jersey Office of Emergency Management Directives NJOEM-7(2022) set forth new qualifications for municipal emergency management coordinators and clarified the duties and authorities of municipal emergency management coordinators;

**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 2 of the Township Code Entitled “Administration” is hereby amended as follows:

**Section 1.** Section 36 entitled “Office of Emergency Management” is amended in its entirety to read as follows:

**“§ 2-36 OFFICE OF EMERGENCY MANAGEMENT.**

**§ 2-36.1 Establishment.**

The Office of the Emergency Management is hereby established in the Township of Long Hill in accordance with the provisions of N.J.S.A. App. A:9-41.

**§ 2-36.2 Emergency Management Coordinator.**

The Mayor shall appoint a Municipal Emergency Management Coordinator. Any qualified individual appointed as Township Emergency Management Coordinator, who is not a resident of Long Hill Township, shall reside within a reasonable proximity of the Township to ensure prompt responsive coordination of municipal resources for any local incident. The Municipal Emergency Management Coordinator, subject to fulfilling the requirements of N.J.S.A. Sapp. A:90.1, shall serve for a term of three years.

1. Qualifications

A. A municipal emergency management coordinator shall:

1. possess a high school diploma or its equivalent;
2. satisfy the residency and other applicable position requirements of any relevant State or local statute or ordinance (including N.J.S.A. App.A:9-40.1);
3. have a minimum of two (2) years of experience in the planning, development, and administration of emergency response activities such as those provided by emergency management, police, fire, rescue or medical personnel either in the public or private sector or in the military service;
4. possess a valid New Jersey driver's license; and
5. complete National Incident Management System training pursuant to Directive



NJOEM-I (2021), and the following courses/continuing education requirements:

- a. the NJOEM Basic Workshop in Emergency Management (within one (1) year of first appointment as required by N.J.S.A. App.A:9-40. 1);
- b. the FEMA Professional Development Series (within one (1) year of first appointment, in satisfaction of the Home Study Course requirement of N.J.S.A. App.A:9-40.1); and
- c. 24-hours of continuing education every 12 months (based upon the date of appointment or re-appointment), unless extended for good cause by the NJOEM State Training Officer.
  - i. Qualifying classes include the following categories:
    1. disaster/emergency management, homeland security, incident command system courses;
    2. general management courses: principles of management, finance, organizational behavior, budgeting, community development, human resources, computer systems, MIS applications, business communications, and public speaking; or
    3. other classes approved by the NJOEM State Training Officer.
  - ii. The course participation hours for the classes identified in subparagraphs a. and b. above can be applied to satisfy the continuing education requirement within any given 12 month period.
  - iii. The NJOEM State Training Officer is authorized to develop and disseminate guidance for permitting instructor hours to satisfy a portion of the continuing education requirement up to 12 hours per 12-month reporting period.
  - iv. NJOEM Emergency Response Bureau personnel are responsible for verifying compliance. Any questions regarding whether or not a course shall qualify for purposes of this sub-section c. shall be determined by the NJOEM State Training Officer.

- B. A deputy municipal emergency management coordinator shall also be required to meet the standards of Section I.A.

## II. Duties and Authority of the Municipal Emergency Management Coordinator

The municipal emergency management coordinator shall lead the emergency management function at the municipal level. The municipal emergency management coordinator shall:

1. maintain proficiency in the profession of emergency management, and participate in appropriate federal, State and local meetings, trainings, conferences and exercises to develop and enhance subject matter expertise;
2. establish and oversee the municipal office of emergency management, and, when applicable, recruit, organize, coordinate and train deputies and staff to administer the municipal office of emergency management and oversee the functions and programs described in Section III;

3. comply with federal, State and local statutes, rules, procedures and authorities pertaining to emergency management, adhere to the guidance of the State Director and NJOEM, and maintain an active cooperative working relationship with the County Office of Emergency Management of the county in which the municipality is located, to implement all elements of the municipality's emergency management program;
4. establish and implement policies and procedures with respect to the municipality's emergency management program to ensure effective coordination and oversight of all programs and functions described in the municipal emergency operations plan (EOP);
5. coordinate the review and update of the EOP pursuant to N.J.S.A.App:A9-36.2 through 36.4, NJOEM procedures and directives issued by the State Director;
6. chair the Local Emergency Management Township Committee (or participate in a joint emergency management township Committee if applicable) in accordance with N.J.S.A. App.A:9-41 and directives issued by the State Director;
7. in accordance with the authority set forth in directives of the State Director and N.J.S.A. App.A:9-40.5, when warranted, proclaim (and then rescind) a municipal-level state of emergency, implementing emergency protective measures and issuing all orders required to support life safety and to facilitate preparedness, response and recovery operations;
8. attend 75% of all scheduled County Office of Emergency Management meetings for municipal coordinators and assure representation at all other county emergency management meetings as deemed necessary by the County Coordinator; and
9. perform, or ensure the performance of, other duties and tasks necessary to administer the municipality's emergency management program.

### III. Oversight of the Municipal Emergency Management Program

The municipal emergency management coordinator shall lead the municipal emergency management program and oversee the municipal office of emergency management in accordance with all relevant federal, state and local laws, regulations, procedures and authorities, including State Director directives. The municipal emergency management coordinator shall collaborate with municipal agencies and other stakeholders to ensure the efficient administration of the municipality's emergency management budget to support the following responsibilities, duties and functions:

1. equipping, staffing, operating, and maintaining a primary municipal emergency operations center, identifying an alternate site, and developing the capability to conduct emergency operations virtually in the event that the primary municipal emergency operations center is impaired or inaccessible;
2. coordinating the preparation and periodic review of an approved municipal emergency operations plan, as well as any appendices and plans in support thereof, that reflects the municipality's hazards, risks, capabilities and gaps;

3. conducting at least two (2) meetings per year with the Local Emergency Management Township Committee in accordance with directives of the State Director, and conduct other planning meetings as necessary, providing advance notice to the County Office of Emergency Management;
4. pursuant to directives of the State Director, conducting and/or participating in emergency management exercises and training;
5. acquiring, maintaining and deploying emergency management equipment;
6. developing, coordinating and activating mutual aid emergency management plans;
7. activating emergency management facilities and services as are available from the resources of the municipal government;
8. ensuring effective programmatic support for all functions within the municipal EOP, including but not limited to:
  - a. implementing a public information and alert and warning system to disseminate timely and effective communications regarding incidents or threats to public safety, and cooperating with the National Warning System (NAWAS);
  - b. facilitating public health and mass care services, including but not limited to: emergency sheltering; points of distribution (PODs) and bulk distribution of mass care and health supplies; mental health support for individuals impacted by disasters and emergencies; reunification and family assistance centers; and pandemic support;
  - c. coordinating municipal sheltering and evacuation operations, and supporting any county/regional/State sheltering and mass care response activities for affected residents of the municipalities;
  - d. implementing debris management and other public works programs necessary to support the emergency management program;
  - e. facilitating search and rescue operations in accordance with directives issued by the State Director; and f. supporting damage assessments and recovery efforts.
9. supporting county and local plans to provide services for at-risk individuals(N.J.S.A. App.A:9-36.18) during extreme weather conditions;
10. when applicable, supporting the implementation of the relevant provisions of the Emergency Planning and Community Right-to-Know Act (EPCRA) and related State statutes, regulations and executive or administrative orders, as well as guidance issued by the New Jersey State Emergency Response Commission;
11. securing county, state and federal technical and financial assistance as may be required for promoting and/or implementing the emergency management functions within the municipality, and if the municipality is an Emergency Management Agency Assistance (EMAA) funded agency, satisfying all program goals, work plans and guidelines established by the State for such funding;

- 12. supporting municipal hazard assessments and identifying critical infrastructure;
- 13. if applicable, developing, adopting and updating a hazard mitigation plan and ancillary plans required to comply with federal and State mitigation requirements;
- 14. interacting with the municipal, State, and federal government for preparedness, response and recovery activities in connection with the State's nuclear power plants as well as those of adjacent states;
- 15. complying with all orders and directives of the State Director, applicable policies and procedures of NJOEM; and relevant guidance and orders of the county office of emergency management in which the municipality is located.
- 16. performing all such other functions and undertaking any action necessary to support the municipality' s emergency management program.”

**Section 2.** Any or 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 become effective immediately upon final passage and publication as required by law.

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**ORDINANCE 508-23  
CONCERNING SHORT-TERM RENTAL PROPERTIES AND SUPPLEMENTING AND AMENDING  
CHAPTER 3 OF THE TOWNSHIP CODE ENTITLED “POLICE REGULATIONS”**

**STATEMENT OF PURPOSE:** To regulate short-term rental properties and thereby preserve the peace and quiet of residential neighborhoods.

**WHEREAS**, the governing body has received complaints from residents whose peace and quiet has been disturbed by their neighbors' renting properties in residential neighborhoods for short periods of time; and

**WHEREAS**, it is in the best interest of the Township and the general welfare of its residents to regulate short term rentals in residential neighborhoods;

**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.** There is hereby created a new Section 3-19 entitled “Short Term rental Properties” which reads as follows:

**“3-19 SHORT TERM RENTAL PROPERTIES**

**§ 3-19.1 Short-term rental property prohibited uses.**

- A. Notwithstanding anything to the contrary contained in the Township Code, it shall be unlawful for an owner, lessor, sublessor, any other person(s) or entity(ies) with possessory or use right(s) in a dwelling unit, their principals, partner or shareholders, or their agents, employees, representatives

and other person(s) or entity(ies), acting in concert or a combination thereof, to receive or obtain actual or anticipated consideration for soliciting, advertising, offering, and/or permitting, allowing, or failing to discontinue the use or occupancy of any dwelling unit, as defined herein, for a period of 30 days or less.

- B. Nothing in this chapter will prevent formation of an otherwise lawful occupancy of a dwelling unit for a rental period of more than 30 days.

### § 3-19.2 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

**ADVERTISE or ADVERTISING** means any form of solicitation, promotion, and communication for marketing, used to solicit, encourage, persuade or manipulate viewers, readers or listeners into contracting for goods and/or services in violation of this chapter, as same may be viewed through various media including, but not limited to, newspapers, magazines, flyers, handbills, pamphlets, commercials, radio, direct mail, internet websites, or text or other electronic messages for the purpose of establishing occupancies or uses of rental property, for consideration, which are prohibited by this chapter.

**CONSIDERATION** means soliciting, charging, demanding, receiving or accepting any legally recognized form of consideration including a promise or benefit, a quid-pro-quo, rent, fees, other form of payment, or thing of value.

**DWELLING UNIT** means any structure, or portion thereof, whether furnished or unfurnished, which is occupied in whole or in part, or intended, arranged or designed to be occupied, for sleeping, dwelling, cooking, gathering and/or entertaining, as a residential occupancy, by one or more persons. This definition includes an apartment, condominium, building, cooperative, converted space, or portions thereof, that is offered to use, made available for use, or is used for accommodations, lodging, cooking, sleeping, gathering and/or entertaining of occupants and/or guest(s), for consideration, for a period of 30 days or less.

**HOUSEKEEPING UNIT** means a family-type group, involving one or more persons living together that exhibit the kind of stability, permanency and functional lifestyle equivalent to that of a traditional family unit, as further described in the applicable reported and unreported decisions of the New Jersey Superior Court.

**OCCUPANT** means any individual using, inhabiting, living, gathering, entertaining, being entertained as a guest, or sleeping in a dwelling unit, or portion thereof, or having other permission or possessor right(s) within a dwelling unit.

**OWNER** means any person(s) or entity(ies), association, limited liability company, corporation, or partnership, or any combination, who legally use, possess, own, lease, sublease or license (including an operator, principal, shareholder, director, agent, or employee, individual or collectively) that has charge, care, control, or participates in the expenses and/or profit of a dwelling unit pursuant to a written or unwritten agreement, rental, lease, license, use, occupancy agreement or any other agreement.

**PERSON** means an individual, firm, corporation, association, partnership, limited liability company, association, entity, and any person(s) and/or entity(ies) acting in concert or any combination therewith.

**RESIDENTIAL OCCUPANCY** means the use of a dwelling unit by an occupant(s).

### § 3-19.3 Permitted residential occupancy.

The residential occupancy of an otherwise lawful and lawfully occupied dwelling unit for a period of 30

days or less by any person who is a member of the housekeeping unit of the owner, without consideration, such as house guests, is permitted.

**§ 3-19.4 Advertising prohibited.**

It shall be unlawful to advertise, solicit or promote by any means actions in violation of this chapter.

**§ 3-19.5 Enforcement; violations and penalties.**

- A. Upon the complaint of any resident, potential violations of the provisions of this chapter shall be investigated by the Code Enforcement Officer.
- B. A violation of this chapter is hereby declared to be a public nuisance, a nuisance per se, and is hereby further found and declared to be offensive to the public health, safety and welfare.
- C. Any person violating any provision of this section shall, upon conviction thereof, be liable to the general penalties set forth in Section 1-5 of this Code. The violation of any subsection of this section shall constitute a separate and distinct offense independent of the violation of any other subsection. Each violation shall constitute an additional, separate and distinct offense. No provision of this ordinance shall be construed to impair any common law or statutory cause of action, or legal remedy therefrom, of any person for injury or damage arising from any violation of his ordinance or from other law.
- D. The penalty imposed herein shall be in addition to any and all other remedies that may accrue under any other law, including, but not limited to, eviction proceedings and/or injunction, reasonable attorney's fees or other fees and costs, in the Long Hill Township Municipal Court or the Superior Court of New Jersey in the vicinage of Morris County, or in such other court or tribunal of competent jurisdiction, by either summary disposition or by zoning or construction code municipal proceeding.

**Section 2.** Any or 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 become effective immediately upon final passage and publication as required by law.

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**ORDINANCE 511-23**  
**SETTING FEES FOR LEAD PAINT INSPECTIONS AND SUPPLEMENTING AND AMENDING**  
**CHAPTER 16 OF THE TOWNSHIP CODE ENTITLED "PROPERTY MAINTENANCE"**

**WHEREAS**, *N.J.S.A. 52:27D-437.16* requires local housing inspection agencies to "inspect every single-family, two-family and multiple rental dwellings located within the municipality at tenant turnover for lead-based paint hazards or within two years of the effective date of [the statute]" and goes on to provide that "thereafter, all such units shall be inspected for lead-based paint hazards the earlier of every three years or upon tenant turnover, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-based certification pursuant to [the statute]"; and

**WHEREAS**, the statute goes on to provide that, “the municipality charge the dwelling owner or landlord a fee sufficient to cover the cost of the inspection,”; and

**WHEREAS**, the statute also provides that fees established pursuant to this subsection shall be dedicated to meeting the costs of implementing and enforcing the law and shall not be used for any other purpose;

**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 16 of of the Township Code Entitled “Property Maintenance” is hereby supplemented and amended as follows:

**Section 1.** There is hereby created a new Section 16-10 entitled “Lead-Based Paint Hazard Inspections of Rental Properties Constructed Prior to 1978” which reads as follows:

**“16-10 LEAD-BASED PAINT HAZARD INSPECTIONS OF RENTAL PROPERTIES  
CONSTRUCTED PRIOR TO 1978**

**16-10.1 Lead-based Hazard Inspections of Rental Properties Constructed Prior to 1978.**

In accordance with the requirements of *N.J.S.A. 52:27D*, which is incorporated herein by reference, every single-family, two-family and multiple rental dwelling located within Township of Long Hill that was constructed prior to 1978, shall be inspected by the Township Code Enforcement Officer for lead-based paint hazards within two years of the effective date of *N.J.S.A. 52:27D-437.16*, or upon tenant turnover, whichever is sooner.

Thereafter, all such units shall be inspected for lead-based paint hazards the earlier of every three years or upon tenant turnover, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-based certification pursuant to *N.J.S.A. 52:27D-437.16*.

**16-10.2 Fees.**

The fee for a lead-based paint inspection shall be \$50.00 per rental unit inspected, payable at the time of the application for a lead-safe certification. All fees collected shall be dedicated to meeting the cost of implementing and enforcing inspections and shall not be used for any other purpose. In addition, there shall be an additional fee of \$20.00 per unit inspected, that shall be deposited into the “Lead Hazard Control Assistance Fund” established pursuant to *N.J.S.A. 52:27D-437.4*, unless the Department of Community Affairs has already assessed an additional inspection fee of \$20 pursuant to the provisions of *N.J.S.A. 52:27D-437.10*. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

**16-10.3 Violations and Penalties.**

Any person, firm or corporation who violates any provision of this section shall, upon conviction, be liable to the penalties set forth in Chapter 1, Section 1-5 of this Code.

**Section 2.** Any or 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 become effective immediately upon final passage and publication as required by law.

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**RESOLUTION 23-076  
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 February 22, 2023.

**BE IT FURTHER RESOLVED** that the Township Committee hereby approves February 22, 2023, Executive Session Meeting Minutes as redacted by the Township Attorney.

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**RESOLUTION 23-077  
APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill does hereby approve the payment of the bills as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

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**RESOLUTION 23-078  
APPROVAL OF THE 2023 FEE SCHEDULE FOR STIRLING LAKE**

**BE IT RESOLVED** by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, to establish the 2023 fee schedule for Stirling Lake as follows:

<b>Badge Type</b>	<b>By 5/31</b>	<b>After 5/31</b>	<b>8/1-Labor Day Only</b>
Resident Family	299.00	329.00	210.00
Resident Adult (18yrs. & older)	125.00	138.00	88.00
Resident Student (13 - 17 yrs.)	90.00	99.00	63.00
Resident Child (12 yrs. & under)	70.00	77.00	49.00
Resident Senior (62 years & older)	50.00	55.00	35.00
Non-Resident Family	525.00	578.00	368.00
Non-Resident Adult (18yrs. & older)	215.00	237.00	151.00
Non-Resident Student (13 - 17 yrs.)	145.00	160.00	102.00
Non-Resident Child (12 yrs. & under)	110.00	121.00	77.00
Non-Resident Senior (62 years & older)	80.00	88.00	56.00
Guest Pass Book of 10 (adult/child) Available at Town Hall only	\$70 (Available to Members Only)		
Guest Pass at gate and residents without membership (adult/child)	\$10 each		

**Membership Category information**

- A. Resident/Non-Resident Family Membership includes up to 6 members of the same family who permanently reside at the same address. The names of the immediate family members must be included on Membership application. Family Membership requires at least one (1) member be an adult (18 yrs. or older), with a limit of two (2) adults. (\*Full-time college students under the age of 25 home for the summer can be added onto the family membership without it counting toward the limit of two (2) adults.)
- B. Non-immediate family member permitted to purchase other membership in accordance with fee schedule.
- C. Decision as to the number and type of family badges must be made at the time of original purchase.
- D. \*An Adult Badge must be purchased in order to purchase a Child Badge (12 and under).
- E. Any false information submitted will result in rejection of Lake application and loss of Lake privileges.



**LONG HILL RESIDENT DAILY PASS:** LONG HILL TOWNSHIP RESIDENTS CAN PURCHASE DAILY PASSES (\$10 EACH) AT THE LAKE WITHOUT BEING ACCOMPANIED BY A MEMBER. A current photo ID must be presented showing Long Hill address. All supervision/age requirements will still be enforced.  
 NOTE: Guest Pass Fees are doubled on Family Fun Day, and Guest Pass Books are not valid on Family Fun Day.  
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**RESOLUTION 23-079  
 IN GRADE ADVANCEMENT – OFFICER DECLAN RAE**

**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 the Officer in Charge, does hereby approve the grade advancement of Officer Declan Rae to Officer Grade X, effective March 10, 2023 at an annual salary of \$61,593.00.

**BE IT FURTHER RESOLVED**, that this advancement is consistent with the current PBA 322 Collective Bargaining Agreement.  
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**RESOLUTION 23-080  
 IN GRADE ADVANCEMENT – OFFICER DYLAN CROKER**

**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 the Officer in Charge, does hereby approve the grade advancement of Officer Dylan Croker to Officer Grade X, effective March 25, 2023 at an annual salary of \$61,593.00.

**BE IT FURTHER RESOLVED**, that this advancement is consistent with the current PBA 322 Collective Bargaining Agreement.  
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**RESOLUTION 23-081  
 APPROVING SPECIAL EVENT LICENSE  
 ST PATRICKS DAY PREP WITH COUSINS MAINE LOBSTER & STIRLING FINE WINE**

**BE IT RESOLVED**, by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey upon the advice of the Township Clerk, Office in Charge and Director of DPW, that all documents have been reviewed and are in good order, does hereby authorize the Township Clerk to approve and sign the application and approve the license S-23-07 for the “Sponsor” Cousins Maine Lobster & Stirling Fine Wines for their Special Event to be held on March 10<sup>th</sup> 2023 from 11:30 AM – 7:00 PM  
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**RESOLUTION 23-082  
 AUTHORIZING RELEASE OF PERFORMANCE / MAINTENANCE BOND**

**WHEREAS**, the Township Engineer has confirmed that there are no outstanding invoices and have approved the release of the following bonds.

**NOW, THEREFORE, BE IT RESOLVED** those appropriate municipal officials be and are hereby authorized to release the following bonds as per N.J.S.A. 40:55D-53.1.

**PERFORMANCE / MAINTENANCE BONDS**

Performance Bond – JTG Construction – Mitchell Road Drainage Improvement Project	\$49,636.00
Performance Bond – V&K Construction Co. – Pedestrian Path at Matthew G Kantor Park	\$78,000.00
Maintenance Bond – JTG Construction – Oaks Road Improvements	\$33,877.16
Maintenance Bond – JTG Construction – Carlton Road Improvements	\$42,688.72

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**RESOLUTION 23-083  
AUTHORIZING RELEASE OF CASH BOND**

**WHEREAS**, Argent Plumbing submitted a cash bond for a road opening permit

**WHEREAS**, the DPW Director has confirmed that the road open permit is satisfactory.

**NOW, THEREFORE, BE IT RESOLVED** those appropriate municipal officials be and are hereby authorized to release the following bonds as per N.J.S.A. 40:55D-53.1.

**CASH BONDS**

Cash Bond – Argent Plumbing – Road Opening Permit	\$650.00
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**RESOLUTION 23-084  
ACCEPTING RESIGNATION - SCANLON**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill accepts the resignation of Lisa Scanlon as Director of Parks & Recreation effective April 21, 2023.

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**RESOLUTION 23-085  
2023 TEMPORARY BUDGET**

**WHEREAS**, 40A:4-19 Local Budget Act provides that where any contracts, commitments, or payments are to be made prior to the final adoption of the 2023 budget, temporary appropriations be made for the purposes and amounts required in the manner and time therein provided; and

**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 the following increase to the 2023 temporary appropriations be made and that a certified copy of this resolution be transmitted to the Chief Financial Officer for his/her records:

**2023 Increase to the Temporary Budget:**

Purchase of Police Vehicles	
Other Expenses	\$70,000.00
Stirling Lake	
Other Expenses	10,000.00
Celebration of Public Events	
Other Expenses	2,500.00
Natural Gas	
Other Expenses	8,000.00
PERS Pension	
Other Expenses	171,055.00
PFRS Pension	
Other Expenses	670,632.00
Public Library	

Other Expenses	150,000.00
Total	1,082,187.00

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**RESOLUTION 23-086  
AUTHORIZING TRANSFER OF FUNDS**

**WHEREAS**, there appears to be insufficient funds in the following accounts to meet the demands thereon for the balance of the Reserve Year Budget of 2022; and

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

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

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

<u>AMOUNT</u>	<u>FROM</u>	<u>TO</u>
\$9,000.00	Sanitary Landfill Facility (OE)	Garbage & Trash Removal Contract (OE)
\$9,000.00	Total	

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**RESOLUTION 23-087  
CERTIFYING ACTIVE MEMBERSHIP WITH MILLINGTON VOLUNTEER FIRE COMPANY FOR NEW JERSEY STATE FIREMEN'S ASSOCIATION ELIGIBILITY – JONATHAN SIDECE**

**BE IT RESOLVED**, that the Township Committee of the Township of Long Hill does hereby certify that **Jonathan Sidece** is an active member of the Millington Volunteer Fire Company and are eligible to be a member of the New Jersey State Firemen's Association.

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**RESOLUTION 23-088  
AUTHORIZATION TO EXECUTE PURCHASE ORDER WITH BAY HILL ENVIRONMENTAL NOT TO EXCEED \$10,000**

**WHEREAS**, the Township Committee adopted Ordinance No. 511-23 implementing provisions of NJSA 52:27D-437.16 relative to inspections for residential property for lead based paint hazards; and

**WHEREAS**, the Township requires the services of a third party inspection agency to conduct these inspections; and

**WHEREAS**, the Township has sought quotes from two agencies and recommends that the contract be awarded to Bay Hill Environmental, 2060 Fairfax Avenue, Cherry Hill, NJ 08003; and

**WHEREAS**, due to the fact that the Township does not currently have a full understanding of the number of units that will be required to be inspected, an informal quotation process was conducted until more information can be determined.

**THEREFORE, BE IT RESOLVED** that the Qualified Purchasing Agent is authorized to execute contracts and purchase orders with Bay Hill Environmental using the following pricing per unit, not to exceed \$10,000.00.

<b>NUMBER OF BEDROOMS IN UNIT PRICE</b>	<b>PRICE</b>
1 Bedroom	\$275
2 Bedroom	\$300
3 Bedroom	\$325
4 Bedroom	\$350
Etc.	+ \$25 for each bedroom

**BE IT FURTHER RESOLVED** that the Construction Official, pursuant to Ordinance No. 511-23 section 8-12.2 et seq., shall implement the provisions of the Ordinance.

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**RESOLUTION 23-089  
AUTHORIZATION TO EXECUTE SIDEBAR AGREEMENT WITH PBA LOCAL 322**

**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. It does hereby approve the Sidebar Agreement (the "Agreement") with the Policemen's Benevolent Association Local No. 322 ("PBA\*\*") and the Policemen's Benevolent Association Local 322 Superior Officers' Association ("SOA\*"), a copy of which is attached hereto and incorporated herein by reference.
  
2. The Mayor and Township Clerk are hereby authorized and directed to execute the Agreement on behalf of the Township.

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