



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ
TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA
Wednesday, March 22, 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 on the Monday preceding the meeting.

The March 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/87948926588>

Or Telephone: +1 929 436 2866

Webinar ID: 879 4892 6588 Passcode: 122795

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. A public comment period will be held in the order it is listed on the meeting agenda.

2. EXECUTIVE SESSION:

23-094 EXECUTIVE SESSION

- Contract Negotiation - HR consultant
- Personnel –Community Services Program Manager
- Attorney Client Privilege – virtual participation

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 23-094 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

3. CALL MEETING TO ORDER:

4. ORDINANCE(S):

ORDINANCE 513-23 (FIRST READING / INTRODUCTION)

AMENDING SECTION 16-10 OF THE TOWNSHIP CODE ENTITLED "LEAD-BASED PAINT HAZARD INSPECTIONS OF RENTAL PROPERTIES CONSTRUCTED PRIOR TO 1978" (AS CREATED BY ORDINANCE 511-23)

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 22, 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.

MOVED by: _____, that Ordinance 513-23 be introduced and passed on first reading.
SECONDED by: _____, **ROLL CALL VOTE**

5. CONSENT AGENDA RESOLUTIONS:

Resolution No. 23-095 – 23-101 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.

- 23-095 APPROVAL AND RELEASE OF MINUTES
- 23-096 APPROVING PAYMENT OF BILLS
- 23-097 GRANTING PERMISSION FOR THE USE OF STIRLING LAKE FOR THE POLICEMEN'S BENEVOLENT ASSOCIATION ANNUAL TROUT FISHING DERBY AND APPROVING THE TOWNSHIP'S SUPPORT TO CO-SPONSOR THE DERBY
- 23-098 AMENDING RESOLUTION 23-088 AUTHORIZATION TO EXECUTE PURCHASE ORDER WITH BAY HILL ENVIRONMENTAL NOT TO EXCEED \$10,000
- 23-099 DISTRICT WIDE REASSESSMENT FOR 2024 TAX YEAR
- 23-100 IN GRADE ADVANCEMENT – MCGUIRE
- 23-101 AWARDING A CONTRACT TO BAYHILL ENVIRONMENTAL TO PERFORM LEAD PAINT INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF N.J.S.A. 52:27D-437.16

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 23-095 through 23-101 are hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

6. LIAISON REPORTS:

7. ADMINISTRATOR'S REPORT:

8. DISCUSSION:

- Fees

9. OLD/NEW BUSINESS:

10. ANNOUNCEMENTS:

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

12. ADJOURNMENT

**RESOLUTION 23-094
EXECUTIVE SESSION**

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

- Contract Negotiation - HR consultant
- Personnel —Community Services Program Manager
- Attorney Client Privilege – virtual participation

**ORDINANCE 513-23
AMENDING SECTION 16-10 OF THE TOWNSHIP CODE ENTITLED “LEAD-BASED PAINT HAZARD
INSPECTIONS OF RENTAL PROPERTIES CONSTRUCTED PRIOR TO 1978” (AS CREATED BY
ORDINANCE 511-23)**

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 the is hereby amended as follows:

Section 1. Section 16-10 entitled “Lead-Based Paint Hazard Inspections of Rental Properties Constructed Prior to 1978” (as created by Ordinance 511-23) is hereby amended to read 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-437.16*, 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*.

The lead evaluation contractor hired by the Township shall inspect all properties subject to this ordinance for lead-based paint hazards through dust wipe sampling.

16-10.2 Fees.

The fees for a lead-based paint inspection shall be ~~\$50.00 per rental unit inspected~~ established by the Township Committee by resolution and shall be 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.

**RESOLUTION 23-095
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 March 8, 2023 and March 17, 2023.

BE IT FURTHER RESOLVED that the Township Committee hereby approves March 8, 2023, and March 17, 2023, Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 23-096
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 23-097
GRANTING PERMISSION FOR THE USE OF STIRLING LAKE FOR THE POLICEMEN'S
BENEVOLENT ASSOCIATION ANNUAL TROUT FISHING DERBY AND APPROVING THE
TOWNSHIP'S SUPPORT TO CO-SPONSOR THE DERBY**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby grant permission for the Policemen's Benevolent Association to hold their Annual Trout Fishing Derby at Stirling Lake on Saturday, April 8th, 2023 from 8:00 a.m. to 1:00 p.m. and approving the Township's support to Co-Sponsor the derby and Special Event Permit 23-08.

**RESOLUTION 23-098
AMENDING RESOLUTION 23-088 AUTHORIZATION TO EXECUTE PURCHASE ORDER WITH BAY
HILL ENVIRONMENTAL NOT TO EXCEED \$10,000**

WHEREAS, the Township Committee adopted Resolution 23-088 authorizing the services of Bay Hill Environmental, a third party inspection agency to conduct inspections for residential property for lead based paint hazards;

WHEREAS, the following was the pricing per unit established

NUMBER OF BEDROOMS IN UNIT PRICE	PRICE
1 Bedroom	\$275
2 Bedroom	\$300
3 Bedroom	\$325
4 Bedroom	\$350

Etc.	+ \$25 for each bedroom
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BE IT RESOLVED by the Township Committee of the Township of Long Hill, in the County of Morris, State of New Jersey, will also establish a re-inspection fee of \$125 and \$20.00 per dust wipe for each failed dust wipe.

**RESOLUTION 23-099
DISTRICT WIDE REASSESSMENT FOR 2024 TAX YEAR**

WHEREAS, the Township of Long Hill intends to continue to implement a District Wide Reassessment program on an annual basis, and

WHEREAS, this approach will allow the Township to proactively adjust property values each year based upon market conditions which should also help to mitigate appeals being filed, and

WHEREAS, based upon the recommendation of Glen Sherman, our Tax Assessor, we feel it is in the Township’s best interest to pursue a district wide reassessment for the 2024 Tax Year to appropriately adjust property values to better reflect market value.

NOW, THEREFORE BE IT RESOLVED, that the Governing Body of the Township of Long Hill does hereby authorize Glen Sherman to petition the Morris County Tax Board to approve conducting a District Wide Reassessment for the 2024 Tax Year.

**RESOLUTION 23-100
IN GRADE ADVANCEMENT – MCGUIRE**

BE IT RESOLVED, by the Township Committee of the Township of Long Hill, County of Morris, State of New Jersey, does hereby approve the grade advancement of Officer Brian McGuire to Officer Grade VII, effective April 17, 2023, at an annual salary of \$79,475.00.

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

**RESOLUTION 23-101
AWARDING A CONTRACT TO BAYHILL ENVIRONMENTAL TO PERFORM LEAD PAINT
INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF N.J.S.A. 52:27D-437.16**

WHEREAS, N.J.S.A. 52:27D-437.16 provides that:

“[A] municipality that does not maintain a permanent local agency for the purpose of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures within the municipality, the municipality shall hire a lead evaluation contractor, certified to provide lead paint inspection services by the Department of Community Affairs, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards or within two years of the effective date of P.L.2021, c. 182 (C.52:27D-437.16 et al.), whichever is earlier. 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-safe certification pursuant to this section. The municipality shall charge the dwelling owner or landlord a fee sufficient to cover the cost of the inspection, including the cost of hiring the lead evaluation contractor.

(3) A municipality shall permit the dwelling owner or landlord to directly hire a lead evaluation contractor who is certified to provide lead paint inspection services by the

Department of Community Affairs to satisfy the requirements of paragraph (1) or (2) of this subsection.”; and

WHEREAS, the Township does not maintain a permanent local agency for the purpose of conducting lead paint inspections; and

WHEREAS, the Township Administrator solicited two quotations for an outside contractor to perform these services and recommends that the contract be awarded to Bayhill Environmental in accordance with its proposal dated March 15, 2023; and

WHEREAS, the Township Chief Financial Officer, in accordance with N.J.A.C. 5:30-5.4, has certified that sufficient funds are available to cover the full cost of the contract.

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

1. The contract for conducting lead paint inspections is hereby awarded to Bayhill Environmental, 2060 Fairfax Avenue, Cherry Hill NJ in accordance with its proposal.
2. The Mayor and Clerk are hereby authorized and directed to execute a contract with Bayhill Environmental in a form acceptable to the Township Attorney and the Township Administrator.
3. This contract will be properly charged to the following line-item appropriation of the official Township budget: T-12-0287-00599-6-00000
