



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ  
TOWNSHIP COMMITTEE  
REGULAR SESSION AGENDA **REVISED 1/18/2022**  
Wednesday, January 19, 2022  
7:30 PM OPEN SESSION, CLOSED SESSION 6:45 PM**

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

The January 19<sup>th</sup>, 2022, Township Committee Meeting will be conducted in person in Long Hill Township Municipal Court located at 915 Valley Road, Gillette.

**MASKS ARE REQUIRED AT ALL TIMES IN THE MUNICIPAL BUILDING**

To participate through Zoom webinar: <https://us02web.zoom.us/j/88204973926>

Webinar ID: 88204973926 Passcode: 283777

To livestream on YouTube please visit: <https://www.youtube.com/channel/UCzUB2ICSvWAcow4XVOyrNDg>

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 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:**

22-036 EXECUTIVE SESSION

- Attorney Client Privilege - EMS Fees
- Contract Negotiations – Zoning Enforcement, Shared Service BOE
- Personnel – Police Dept, Volunteer Recognition

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 22-036 is hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

**3. CALL MEETING TO ORDER:**

**4. ORDINANCE(S):**

**ORDINANCE 485-22 (FIRST READING / INTRODUCTION)**

**SALARIES AND WAGES**

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 19, 2022 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 9, 2022 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 9, 2022, public agenda, or email [municipalclerk@longhillnj.gov](mailto:municipalclerk@longhillnj.gov).

**MOVED** by: \_\_\_\_\_, that Ordinance 485-22 be introduced and passed on first reading.  
**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**ORDINANCE 486-22 (FIRST READING / INTRODUCTION)**  
**AUTHORIZING THE PURCHASE OF PROPERTY KNOWN AS BLOCK 10801, LOT 6.01 ON THE TOWNSHIP TAX MAPS USING OPEN SPACE TRUST FUND AND CAPITAL IMPROVEMENT FUND MONEY**

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 19, 2022 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 9, 2022 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 9, 2022, public agenda, or email [municipalclerk@longhillnj.gov](mailto:municipalclerk@longhillnj.gov).

**MOVED** by: \_\_\_\_\_, that Ordinance 486-22 be introduced and passed on first reading.  
**SECONDED** by: \_\_\_\_\_, **ROLL CALL VOTE**

**5. CONSENT AGENDA RESOLUTIONS:**

Resolution No. 22-037 – 22-042, Resolution 22-044 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.

- 22-037 APPROVAL AND RELEASE OF MINUTES
- 22-038 APPROVING PAYMENT OF BILLS
- 22-039 AUTHORIZING REFUND OF RECREATION DEPOSIT
- 22-040 WATCHUNG HILLS REGIONAL MUNICIPAL ALLIANCE GRANT
- 22-041 APPOINTING PROBATIONARY LABORER – OAKES
- 22-042 INCREASING THE SALARIES OF THE MUNICIPAL COURT JUDGE AND THE MUNICIPAL COURT ADMINISTRATOR BY 20% TO REFLECT THEIR INCREASED WORKLOADS RESULTING FROM THE SHARED SERVICES AGREEMENT WITH HARDING TOWNSHIP

**22-044 LOUNSBERRY MEADOW RESOLUTION OF NEED**

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 22-037 through 22-042 & Resolution 22-044 are hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

- 22-043 RESOLUTION DESIGNATING 1106-1122 VALLEY ROAD, BLOCK 11401, LOT 7 (A/K/A THE FORMER CARWASH SITE) AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

**MOVED** by: \_\_\_\_\_ of the Township Committee of Long Hill Township, that Resolution 22-043 is hereby approved. **SECONDED** by: \_\_\_\_\_. **ROLL CALL VOTE:**

6. **LIAISON REPORTS:**
7. **ADMINISTRATOR'S REPORT:**
8. **DISCUSSION:**
  - RFP HR Consultant
  - County dispatch
9. **OLD/NEW BUSINESS:**

**TOWNSHIP COMMITTEE APPOINTMENT**

Board of Adjustment - Jessica Brennan- Alt #2 (2yr) - Expiration Term: December 31, 2023

**MOTION** to accept Township Committee Appointment: \_\_\_\_\_ **SECOND:** \_\_\_\_\_ **ROLL CALL VOTE:**

**STANDING COMMITTEE APPOINTMENTS FOR 2022**

Committeeman Victor Verlezza- Police

**MOTION** to accept Standing Committee Appointment: \_\_\_\_\_ **SECOND:** \_\_\_\_\_ **ROLL CALL VOTE:**

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**

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**RESOLUTION 22-036**  
**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 - EMS Fees
- Contract Negotiations – Zoning Enforcement, Shared Service BOE
- Personnel – Police Dept, Volunteer Recognition

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**ORDINANCE 485-22**  
**SALARIES AND WAGES ORDINANCE**

*STATEMENT OF PURPOSE: Salary and wage amendments*

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

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

<u>Position Title</u>	<u>Annual Salary</u>
Township Administrator	\$75,000 - <del>\$150,000</del> 180,000
Executive Administrative Assistant	\$52,500 - <del>\$75,000</del> 82,500
Municipal Clerk/Registrar	\$45,000 - <del>\$85,000</del> 93,500
Administrative Assistant	\$33,000 - <del>\$52,500</del> 57,750
Administrative Assistant [Part Time]	\$ 20.00 - \$ <del>30.00</del> 33.00/hr.
Chief Financial Officer [Part Time]	\$1,000 - \$ <del>50,000</del> 55,000
Asst. to the CFO [Part Time]	\$20,000 - <del>\$40,000</del> 48,000
Accts. Payable Manager	\$25,000 - <del>\$60,000</del> 66,000
Clerical [Part Time]	\$15.00 - \$ <del>24.00</del> 27.00/hr.
Tax Collector [Full Time]	\$60,000 - <del>\$70,000</del> 77,000
Tax Assessor [Part Time]	\$20,000 - <del>\$40,000</del> 44,000
Assistant Treasurer	\$45,000 - <del>\$75,000</del> 82,500
Qualified Purchasing Agent [Part Time]	\$5,000 - <del>\$7,500</del> 8,250
Executive Producer Long Hill TV	\$25.00 – <del>\$35.00</del> 38.50/hr.
Community Services Program Manager	\$25,000 - <del>\$40,000</del> 44,000
<b>Board of Health</b>	
Animal Control Officer [Part Time]	\$35.00 - <del>\$60.00</del> 66.00
<b>Court</b>	
Municipal Court Judge	\$19,000 - <del>\$35,000</del> 43,750
Court Administrator	\$40,000 - <del>\$75,000</del> 93,750
<b>Planning and Development</b>	
Construction Code Official [Part Time]	\$30,000 - <del>\$45,000</del> 49,000
Building Sub Code Official [Part Time]	\$ 35.00 - <del>\$45.00</del> 49.50/hr.
Fire Sub Code Official [Part Time]	\$ 35.00 - <del>\$45.00</del> 49.50/hr.
Fire Prevention/Fire Official [Part Time]	\$ 22.50 - <del>\$40.00</del> 44.00/hr.
Plumbing Sub Code Official [Part Time]	\$35.00 - <del>\$45.00</del> 54.00/hr.
Electrical Sub-code Official [Part Time]	\$ 35.00 - <del>\$45.00</del> 49.50/hr.
Technical Assistant to the Construction Official	\$50,000 - <del>\$60,000</del> 66,000
Technical Assistant to the Construction Official [Part Time]	\$ 18.00 - <del>\$30.00</del> 33.00/hr.
Planning & Zoning Coordinator/Zoning Officer	\$40,000 - <del>\$85,000</del> 93,500

Planning & Zoning Secretary [Part Time] \$ 20.00 - \$~~30.00~~-33.00/hr.  
 Code/Zoning Enforcement Officer [Part Time] \$25.00 - \$~~40.00~~-44.00/hr.

**Recreation**

Recreation Director \$30,000 - \$~~70,000~~ 84,000  
 Administrative Assistant [Part Time] \$ 20.00 - \$~~30.00~~-33.00/hr.  
 Recreation Assistant [Full Time] \$35,000 - \$~~55,000~~ 66,000

**Seasonal/ [Part Time] Positions**

Summer Recreation Site Director \$ 22.00 - \$ ~~35.00~~-38.50/hr.  
 Summer Recreation Site Supervisor \$ 17.00 - \$ ~~27.00~~-29.70/hr.  
 Summer Recreation Assistant \$ 15.00 - \$ ~~25.00~~ 27.50/hr.  
 Summer Recreation Counselor \$ ~~8.25~~ - \$ ~~15.00~~-13.00 - 16.50/hr.  
 Lake Director \$ 20.00 - \$ ~~35.00~~ 38.50/hr.  
 Assistant Lake Director \$ 15.00 - \$ ~~25.00~~ 27.50/hr.  
 Head Lifeguard \$ ~~12.00~~ -~~18.00~~-13.00 - 19.80/hr.  
 Life Guard \$ ~~9.00~~—~~15.00~~-13.00 - 16.50/hr.  
 Score Keeper/Time Keeper/Referees \$ ~~8.25~~—~~15.00~~-13.00 - 16.50/hr-  
 Basketball Director \$ 18.00 - \$ ~~28.00~~-30.80/hr.  
 Basketball Staff Supervisor \$ ~~12.00~~—~~25.00~~-13.00 - 27.50/hr.

**Police Department**

Chief of Police \$125,000 – ~~180,000~~-216,000  
 Police Officers per Collective Bargaining Contract  
 Police Department Secretary \$ 36,000 - \$~~60,000~~ 72,000  
 Administrative Assistant to the Chief of Police \$ 52,500 - \$~~75,000~~-82,500  
 PD Administrative Assistant [Part Time] \$ 33,000 - \$ ~~52,000~~-57,200  
 School Crossing Guard [Part Time] \$ ~~12.00~~—~~26.0~~ 13.00 - 28.60/hr.  
 Police Matron \$ ~~12.00~~—~~28.00~~-13.00-30/80/hr.  
 Court Security Officer [Part Time] \$ 20.00 - \$~~30.00~~ 33.00/hr.

**Office of Emergency Management**

Emergency Management Coordinator [Part Time] \$1,000 – ~~10,000~~-12,000

**Department of Public Works/Roads**

Director of Public Works /Superintendent of Roads \$85,000 - \$~~125,000~~-150,000  
 DPW employees per Collective Bargaining Contract  
 Part Time Laborer \$ ~~9.50~~—~~25.00~~-13.00 - 27.50/hr.

**Senior Services**

Senior Citizens Bus Driver \$ ~~15.00~~—~~25.00~~-13.00 - 37.00/hr.

*Mileage reimbursement based on current IRS Standard*

**Section 2.** Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

**Section 3.** This ordinance shall take effect immediately upon final passage and publication as required by law, unless the effective date is delayed pursuant to the provisions of *N.J.S.A. 40A:9-165*.

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**ORDINANCE 486-22**

**AUTHORIZING THE PURCHASE OF PROPERTY KNOWN AS BLOCK 10801, LOT 6.01 ON THE TOWNSHIP TAX MAPS USING OPEN SPACE TRUST FUND AND CAPITAL IMPROVEMENT FUND**

**MONEY**

**STATEMENT OF PURPOSE:** *to authorize the purchase of the Eberle property located at 491 Valley Road, Gillette, and known as block 10801, lot 6.01 on the Township tax maps using Township open space trust funds and capital improvement funds.*

**WHEREAS,** the Township Committee wishes to purchase property known as Block 10801, Lot 6.01 on the Township Tax Maps using a portion of the property for open space and the remaining portion for other public purposes; and

**WHEREAS,** the Township has a duly adopted "Municipal Open Space, Recreation and Farmland and Historic Trust Fund" which can be used for that portion of the property that will be used for Open Space purposes; and

**WHEREAS,** the owners of that property and the Township have agreed to a purchase price of \$890,000; and

**WHEREAS,** there will be additional soft costs including engineering, legal and closing costs

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

**Section 1.** The purchase of the property described in the preamble is hereby authorized.

**Section 2.** There is hereby appropriated \$915,000 (which also covers costs of acquisition and other soft costs), of which \$457,500 will be taken from the Township Open Space Trust Fund and \$457,500 from the Capital Improvement Fund for purchasing said property.

**Section 3.** The Mayor and Township Clerk are hereby authorized to execute a purchase contract in form acceptable to the Township Attorney and the Township Administrator.

**Section 4.** The Township Attorney is authorized to order title insurance, a survey and anything else required by law or necessary to close on the property and to protect the Township's interests.

**Section 5.** This ordinance shall take effect immediately upon final passage and publication as required by law.

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**RESOLUTION 22-037  
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 December 22, 2021 and Township Committee Reorganization Minutes on January 5, 2022.

**BE IT FURTHER RESOLVED** that the Township Committee hereby approves December 22, 2021 Executive Session Meeting Minutes as redacted by the Township Attorney.

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**RESOLUTION 22-038  
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.

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**RESOLUTION 22-039  
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>
Tracy Haddican	75 Meadowview Road Millington, NJ 07946	\$99.00	Rec Basketball

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**RESOLUTION 22-040  
WATCHUNG HILLS REGIONAL MUNICIPAL ALLIANCE GRANT**

**WHEREAS**, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Township Committee of the Township of Long Hill, County of Morris, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Township Committee has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Morris;

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Long Hill, County of Morris, State of New Jersey hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Watchung Hills Regional Municipal Alliance (Warren, Watchung, Green Brook, Long Hill) grant for fiscal year 2021-2022 in the amount of:

DEDR	\$ 4,176.00
Cash Match	\$ 1,044.00
In-Kind	\$ 3,132.00

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. Township of Long Hill accepts subsequent award of this grant.

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**RESOLUTION 22-041  
APPOINTING PROBATIONARY LABORER – OAKES**

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

1. Upon the advice and recommendation of Public Works Director Al Gallo, that Kenny Oakes be appointed as Truck Driver/Laborer Class 4.
2. This appointment shall be effective on January 20, 2022, at an hourly rate of \$21.50 with a probationary period of six months.
3. Mr. Oakes employment is contingent upon a satisfactory background check.
4. Mr. Oakes will be a member of the Long Hill Public Works Association and a copy of the Agreement

shall be provided.

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**RESOLUTION 22-042  
INCREASING THE SALARIES OF THE MUNICIPAL COURT JUDGE AND THE MUNICIPAL COURT ADMINISTRATOR BY 20% TO REFLECT THEIR INCREASED WORKLOADS RESULTING FROM THE SHARED SERVICES AGREEMENT WITH HARDING TOWNSHIP**

**WHEREAS**, Long Hill Township and Harding Township entered into a shared services agreement for Municipal Court services effective January 1, 2022; and

**WHEREAS**, the Long Hill Township Municipal Court Judge and the Court Administrator will have increased workloads as a result of this shared services agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey that

1. The salary of the Long Hill Township Municipal Court Judge is hereby increased from \$33,102.93 to \$39,723.52, effective January 1, 2022
2. The salary of the Long Hill Township Municipal Court Administrator is hereby increased from \$74,885.28 to \$89,862.34, effective January 1, 2022
3. Resolution 21-042 is amended accordingly.

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**RESOLUTION 22-043  
RESOLUTION DESIGNATING 1106-1122 VALLEY ROAD, BLOCK 11401, LOT 7 (A/K/A THE FORMER CARWASH SITE) AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (The "Redevelopment Law") authorizes municipalities to determine pursuant to subsection b of section 6 of *N.J.S.A. 40A:12A-6* that an area is in need of redevelopment; and

**WHEREAS**, the Township Committee adopted Resolution 21-166 on June 9, 2021 authorizing the Township Planning Board to undertake a preliminary investigation of property located at 1106-1122 Valley Road and known as Block 11401, Lot 7 (the Former Car Wash) (the "Study Area"), to determine whether that parcel constitutes a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, the Township Committee authorized Jessica Caldwell, PP, AICP of J. Caldwell & Associates, LLC (the "Planning Consultant"), to conduct a preliminary investigation to determine whether the study area should be designated as a non-condemnation area in need of redevelopment; and

**WHEREAS**, Jessica Caldwell, PP, AICP prepared an investigative report dated November 1, 2021, and entitled "Area in Need of Redevelopment Study" for Block 11401, Lot 7 in the Township of Long Hill, Morris County, New Jersey; and

**WHEREAS**, after complying with all the procedural requirements of the Redevelopment Law, the Planning Board conducted a public hearing on November 23, 2021 to determine whether the proposed area qualifies as a non-condemnation redevelopment area meeting the criteria set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the Planning Board accepted the findings of the Planning Consultant that 1106-1122 Valley Road, Block 11401, Lot 7 should be designated as a non-condemnation area in need of redevelopment; and



**WHEREAS**, after conducting the public hearing described above, the Planning Board adopted Resolution 2021-12-PB on December 14, 2021, memorializing the conclusions set forth above and recommending that 1106-1122 Valley Road, Block 11401, Lot 7 be designated as a non-condemnation redevelopment area and; and

**WHEREAS**, the Township Committee agrees with the conclusions of the Planning Board for the reasons set forth in the Board's December 14, 2021 resolution;

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

1. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated as an area in need of redevelopment without the power of eminent domain (the "Non-Condemnation Redevelopment Area"), pursuant to the provisions of §§ 5 and 6 of the Redevelopment Law.
2. The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to § 6B(5)(c) of the Redevelopment Law.
3. The Township Clerk is hereby directed to serve within ten (10) days hereof a copy of this Resolution upon (i) all record owners of property located within the non-condemnation redevelopment area, as reflected on the Tax Assessor's records and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by § 6 of the Redevelopment Law.
4. Township Planner Jessica Caldwell is hereby authorized and directed to draft a redevelopment plan for the Non-Condemnation Redevelopment Area and to submit her report to the Township Committee pursuant to the provisions of N.J.S.A. 40A:12A-7f.
5. This Resolution shall take effect immediately.

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**RESOLUTION 22-044  
LOUNSBERRY MEADOW RESOLUTION OF NEED**

**WHEREAS**, 1449 Valley Road, LLC (hereinafter referred to as the "Sponsor") proposes to upgrade the aging systems in the existing senior citizen/handicapped low- and moderate-income restricted units at Lounsberry Meadow pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements") within the Township of Long Hill (hereinafter referred to as the "Municipality") on a site described as Lounsberry Meadow, Lot 16.04, Block 10301 as shown on the Official Assessment Map of the Township of Long Hill, Morris County and commonly known as 1449 Valley Road, Stirling, New Jersey; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

**WHEREAS**, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality.

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

1. The Township Committee finds and determines that the Lounsberry Meadow Upgrade Project proposed by the Sponsor meets or will meet an existing housing need;
2. The Township Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the Sponsor's application for Agency funding to finance the Project.

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