



**TOWNSHIP OF LONG HILL, MORRIS COUNTY, NJ
TOWNSHIP COMMITTEE
REGULAR SESSION AGENDA
Wednesday, May 8, 2024
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 May 8, 2024, Township Committee Meeting will be conducted in person at Long Hill Township Municipal Court is located at 915 Valley Road, Gillette.

To participate through Zoom webinar:

<https://us02web.zoom.us/j/86905487749?pwd=TGpRRTRJd3hDNU5COEx1QWdUcGVdUT09>

Or Telephone: +1 929 436 2866

Webinar ID: 869 0548 7749 Passcode: 264485

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, 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:

24-137 EXECUTIVE SESSION

- Personnel

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 24-137 is hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

3. CALL MEETING TO ORDER:

4. PROCLAMATION / PRESENTATIONS

Gold Award – Sophia Squizzato

5. ORDINANCE(S):

ORDINANCE 539-24 (SECOND READING / ADOPTION)

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, NEW JERSEY, APPROVING THE APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 1449 VALLEY ROAD URBAN RENEWAL, LLC

PUBLIC HEARING

MOVED by: _____, that Ordinance 539-24 be adopted. **SECONDED** by: _____, **ROLL CALL VOTE**

6. CONSENT AGENDA RESOLUTIONS:

Resolution No. 24-138 – 24-146 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.

- 24-138 APPROVAL AND RELEASE OF MINUTES
- 24-139 APPROVING PAYMENT OF BILLS
- 24-140 AUTHORIZING RELEASE OF ESCROWS
- 24-141 TAX PAYMENT REFUND – UNITY BANK
- 24-142 APPROVING SPECIAL EVENT LICENSE – NATIONAL NIGHT OUT
- 24-143 ELECTRICAL SUBCODE OFFICIAL SUBSTITUE [VANDERBERG]
- 24-144 APPROVING SPECIAL EVENT LICENSE – SUMMERTIME KICKOFF WITH COUSINS MAINE LOBSTER & STIRLING FINE WINE
- 24-145 2024 SUMMER RECREATION LAKE PERSONNEL
- 24-146 AUTHORIZING CONTRACT WITH APPRAISAL SYSTEMS, INC. TO ASSIST THE ASSESSOR WITH THE ANNUAL REASSESSMENT

MOVED by: _____ of the Township Committee of Long Hill Township, that Resolution 24-138 through 24-146 are hereby approved. **SECONDED** by: _____. **ROLL CALL VOTE:**

7. LIAISON REPORTS:

8. ADMINISTRATOR'S REPORT:

9. DISCUSSION:

- Open Space Committee

10. OLD/NEW BUSINESS:

11. ANNOUNCEMENTS:

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

13. ADJOURNMENT

**RESOLUTION 24-137
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

ORDINANCE 539-24

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LONG HILL, COUNTY OF MORRIS, NEW JERSEY, APPROVING THE APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH 1449 VALLEY ROAD URBAN RENEWAL, LLC

WHEREAS, Lounsberry Meadow, LP (“**Lounsberry Meadow**”) owns and operates a 52-unit affordable housing residential community (the “**Residential Community**”) for seniors and persons with disabilities with low and moderate incomes, at 1449 Valley Road, Stirling, New Jersey and identified as Block 10301, Lot 16.04 (the “**Property**”) on the official tax map of the Township of Long Hill (the “**Township**”); and

WHEREAS, 1449 Valley Road Urban Renewal, LLC (the “**Entity**”) is the contract purchaser of the Property; and

WHEREAS, the Entity proposes acquire and substantially renovate the Residential Community located on the Property, including, but not limited to, [replacement of windows, installation of new water heaters, elevator modernization, updated kitchens in the apartments, vinyl siding, roof shingle repairs, paving and striping, and upgrades to the security cameras and site lighting] (collectively, the “**Project**”); and

WHEREAS, the Entity has represented to the Township that the Project would not be feasible in its intended scope but for the provision of financial assistance by the Township; and

WHEREAS, the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Long Term Tax Exemption Law**”) authorize the Township to accept, in lieu of real property taxes, an annual service charge with respect to the Project; and

WHEREAS, in order to make the Project economically viable, the Entity submitted to the Mayor an application (the “**Application**”), which is on file with the Township Clerk, for approval of a long term tax exemption for the Project; and

WHEREAS, the Entity also submitted to the Mayor a form of financial agreement, a copy of which is attached as an exhibit to the Application, establishing the rights, responsibilities and obligations of the Entity; and

WHEREAS, the Mayor submitted the Application and the financial agreement on file with the Township Clerk (the “**Financial Agreement**”) to the Township Council along with his recommendation for approval, a copy of which recommendation is on file with the Township Clerk; and

WHEREAS, pursuant to the terms of the Financial Agreement, in lieu of real property taxes on the Project, the Entity will pay an annual service charge (the “**Annual Service Charge**”) to the Township; and

WHEREAS, pursuant to the terms of the Financial Agreement, the Property will also be exempt from paying real property taxes in accordance with N.J.S.A. 40A:20-12; and

WHEREAS, the Township Council has determined that the Project represents an undertaking permitted by the Exemption Law, and hereby finds that the relative benefits of the Project justify the long term tax exemption requested in the Application; and

WHEREAS, the Township has made the following findings with respect to the Project:

- A. Relative benefits of the Project when compared to the costs:
 - i. Relative benefits of the Project to the area greatly outweigh cost of tax exemption through the direct benefit to the health, welfare and financial well-being of the Township and its citizens because it allows for the renovations of fifty-two (52) affordable housing units and ensures that such affordable housing units are retained for the life of the tax exemption (and in perpetuity thereafter) in satisfaction of the Township's Constitutional obligation to provide housing to persons of low and moderate incomes, including in satisfaction of the Township's "Round Four" obligation, commencing in 2025.
- B. Assessment of the importance of the tax exemption in obtaining development of the Project:
 - i. The relative stability and predictability of the Annual Service Charge associated with the Project will make it more attractive to financial institutions whose participation is necessary in order to finance the Project;
 - ii. The Annual Service Charge improves the economic viability of the Project which, without the Annual Service Charge, would not be undertaken.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF LONG HILL, IN THE COUNTY OF MORRIS, NEW JERSEY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Application and form of Financial Agreement are hereby approved.

Section 3. The Mayor is hereby authorized and directed to execute the Financial Agreement with the Entity in substantially the form on file with the Township Clerk, subject to modification or revision, as deemed necessary and appropriate after consultation with counsel.

Section 4. The Clerk of the Township 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 such Financial Agreement.

Section 5. 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 Exemption Law.

Section 6. 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 Entity, 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 7. 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 counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this Ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 9. This Ordinance shall take effect in accordance with applicable law.

**RESOLUTION 24-138
APPROVAL AND RELEASE OF MINUTES**

BE IT RESOLVED, that the Township Committee of the Township of Long Hill does hereby approved and release the Township Committee Minutes of April 24, 2024.

BE IT FURTHER RESOLVED that the Township Committee hereby approves April 24, 2024, Executive Session Meeting Minutes as redacted by the Township Attorney.

**RESOLUTION 24-139
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 24-140
AUTHORIZING RELEASE OF ESCROWS**

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

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LONG HILL IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY, that appropriate municipal officials be and are hereby authorized to release the following escrows plus any applicable interest as per N.J.S.A. 40:55D-53.1.

DEVELOPER’S ESCROW

Crow’s Nest West, LLC / Acct. 21051 PO Box 284 Millington, NJ 07946	\$760.49
1932 Long Hill Road, LLC / Acct. 21067 PO Box 284 Millington, NJ 07946	\$4,359.33

**RESOLUTION 24-141
TAX PAYMENT REFUND – UNITY BANK**

WHEREAS, Unity Bank,64 Old Highway 22, Clinton, NJ 08809 made a second quarter tax payment on April 25, 2024 for:

Block/Lot	Address	Amount
14602-10	632 Meyersville Rd., Gillette	\$6,006.50

WHEREAS, Unity Bank requested a refund on April 26, 2024 and notified the Tax Collector that the payment was made by mistake and that the loan was sold.

NOW, THEREFORE BE IT RESOLVED, the Tax Collector has verified payment received and notice received regarding the Unity Bank error, the Finance director is hereby authorized to refund the amount of \$6,006.50.

Make checks payable to:
Unity Bank
64 Old Highway 22
Clinton, NJ 08809

**RESOLUTION 24-142
APPROVING SPECIAL EVENT LICENSE – NATIONAL NIGHT OUT**

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, 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-24-14 for the “Sponsor” Long Hill Township, for their Special Event, “National Night Out,” to be held on August 6th 2024 in Kantor Park from 6:00pm- 9:00pm.

**RESOLUTION 24-143
ELECTRICAL SUBCODE OFFICIAL SUBSTITUE [VANDERBERG]**

WHEREAS, the Township of Long Hill has appointed Eric DeLizio as electrical subcode official; and

WHEREAS, in Mr. DeLizios’ absence the Township of Long Hill appoints Robert Vanderberg to fill in on an as needed basis

**RESOLUTION 24-144
APPROVING SPECIAL EVENT LICENSE – SUMMERTIME KICKOFF 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-24-15 for the “Sponsor” Cousins Maine Lobster & Stirling Fine Wines for their Special Event to be held on June 14, 2024 from 11:30 AM – 7:00 PM

**RESOLUTION 24-145
2024 STIRLING LAKE PERSONNEL**

BE IT RESOLVED that the Township Committee of the Township of Long Hill upon the recommendations of the Recreation Director and Summer Camp Director, that the following be appointed to the 2024 Stirling Lake Personnel effective May 25, 2024:

Last Name	First Name	Position	Hourly Rate
Belfield	Colin	Lifeguard	\$16.00
Belfield	Brigid	Lifeguard	\$15.50
Bennett	Matthew	Lifeguard	\$16.00
Eggers	Emily	Lifeguard	\$16.50
Eggers	Gavin	Lifeguard	\$17.50
Han	Peijin (Hannah)	Head Lifeguard	\$19.50
Karski	Allison	Ass’t Lake Director	\$22.00
Kingman	Gabriel	Lifeguard	\$16.50

Koller	John	Lifeguard	\$15.50
Koller	Madeleine	Head Lifeguard	\$18.50
Lange	Leia	Lifeguard	\$16.50
Lange	Nora	Head Lifeguard	\$18.50
Marshall	Brady	Lifeguard	\$16.50
Mistichelli	Alexa	Lifeguard	\$16.00
Mistichelli	Dena	Lifeguard	\$18.50
Morris	Nick	Lifeguard	\$17.50
O'Connor	Lee	Lake Director/Swim Instructor	\$33.00

**RESOLUTION 24-146
AUTHORIZING CONTRACT WITH APPRAISAL SYSTEMS, INC. TO ASSIST THE ASSESSOR WITH
THE ANNUAL REASSESSMENT**

WHEREAS, the Township issued a notice seeking bids for a qualified firm to assist the Assessor in the completion of an annual reassessment program in accordance with the provisions of *N.J.S.A. 54:1-35.35* and *N.J.A.C. 18:12A-1.14* and

WHEREAS, the only bid received by the Township Clerk at the April 26, 2024, bid opening was submitted by Appraisal Systems, Inc.

WHEREAS, Appraisal Systems, Inc. has assisted the Assessor with the annual reassessment since the 2017 tax year; and

WHEREAS, the Township intends to continue its annual reassessment program in the future, contingent on receiving county and state approval; and

WHEREAS, Appraisal Systems, Inc.'s bid was in the amount of \$50,000 per year;

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

1. The Mayor and Clerk are hereby authorized to execute a contract with Appraisal Systems, Inc. to provide assistance to the Township Tax Assessor for the 2025 through 2027 annual reassessments (with two one-year options) in accordance with its proposal and the bid specifications.
2. The contract for the tax years 2026 through 2029 is contingent on the Township receiving county and state approval.
3. In accordance with the requirements of N.J.S.A. 40A:11-15 the contract will be contingent upon appropriations being made by the Township Committee in the 2026, 2027, 2028 and 2029 budgets. If funds sufficient to pay the charges set forth in the contract are not appropriated in each year's budget, the contract shall be voidable by the Township upon seventy-two (72) hours written notice to Appraisal Systems, Inc. In addition, if the contractual amount is included in each annual budget but if any of such budgets exceeds the limitation imposed by N.J.S.A. 40A:4-45.2 (the CAP law) and said budget is rejected by the voters in a referendum as provided for in N.J.S.A. 40A:45-3a, the contract shall be voidable by the Township upon seventy-two (72) hours written notice to Appraisal Systems, Inc.
4. Appraisal Systems, Inc. shall be compensated \$50,000 during each year that the contract is in effect.
