

COUNCIL AGENDA

TOWNSHIP OF PARSIPPANY-TROY HILLS REGULAR TOWNSHIP COUNCIL MEETING OF JULY 22, 2025

I. INTRODUCTION

A. POSTING OF NOTICE:

Adequate notice of this meeting has been provided in accordance with the requirements of the Open Public Meetings Law by filing the notice in the Office of the Township Clerk and by posting the meeting notice on the bulletin board at the Municipal Building on December 2, 2024 where it has remained posted since that date. A legal notice appeared in the *Daily Record* and the *Newark Star Ledger* on December 6, 2024.

B. FLAG SALUTE

C. ROLL CALL

D. UPCOMING MEETINGS:

1. 8/5/25 @ 7:00 PM Agenda Meeting
2. 8/19/25 @ 7:00 PM Regular Meeting

II. ORDINANCES - SECOND READING & PUBLIC HEARING

1. ORDINANCE 2025:10

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS ADOPTING THE 169 LACKAWANNA AVENUE (BLOCK 136, LOT 33) REDEVELOPMENT PLAN

The Notice for Ordinance 2025:10 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on June 24, 2025 and introduced at the June 17, 2025 Regular Meeting.

Motion to accept Ordinance 2025:10 be heard in their second and final reading by title only, by _____, seconded by _____.

ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2025:10 by _____, seconded by _____.

ROLL CALL:

Motion to close the public hearing for Ordinance 2025:10
by _____, seconded by _____.
ROLL CALL:

WHEREAS, the above ordinance was read in title on second reading and a hearing held thereon;

NOW, THEREFORE, BE IT RESOLVED that said ordinance be passed on final reading and that Notice of Final Passage of said ordinance be published in the newspaper according to law.

Motion to approve the Resolution above for Ordinance 2025:10 by
_____, seconded by _____.
ROLL CALL:

2. **ORDINANCE 2025:11**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN THE COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE ACQUISITION BY PURCHASE OF PROPERTIES LOCATED IN THE TOWNSHIP THROUGH THE TOWNSHIP OPEN SPACE, RECREATION, FLOODPLAIN PROTECTION, AND FARMLAND AND HISTORIC PRESERVATION PROGRAM

The Notice for Ordinance 2025:11 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on June 24, 2025 and introduced at the June 17, 2025 Regular Meeting.

Motion to accept Ordinance 2025:11 be heard in their second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2025:11 by
_____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:11
by _____, seconded by _____.
ROLL CALL:

WHEREAS, the above ordinance was read in title on second reading and a hearing held thereon;

NOW, THEREFORE, BE IT RESOLVED that said ordinance be passed on final reading and that Notice of Final Passage of said ordinance be published in the newspaper according to law.

Motion to approve the Resolution above for Ordinance 2025:11 by _____, seconded by _____.
ROLL CALL:

3. **ORDINANCE 2025:12**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS ADOPTING THE 4 GATEHALL DRIVE REDEVELOPMENT PLAN

The Notice for Ordinance 2025:12 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on June 24, 2025 and introduced at the June 17, 2025 Regular Meeting.

Motion to accept Ordinance 2025:12 be heard in their second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2025:12 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:12 by _____, seconded by _____.
ROLL CALL:

WHEREAS, the above ordinance was read in title on second reading and a hearing held thereon;

NOW, THEREFORE, BE IT RESOLVED that said ordinance be passed on final reading and that Notice of Final Passage of said ordinance be published in the newspaper according to law.

Motion to approve the Resolution above for Ordinance 2025:12 by _____, seconded by _____.
ROLL CALL:

III. PUBLIC SESSION

OPEN: I'd like to entertain a motion to open the public session. Motion to open the public session by _____ Seconded by _____ ROLL CALL

CLOSE: I'd like to entertain a motion to close the public session. Motion to close the public session by _____ Seconded by _____ ROLL CALL

IV. CONSENT AGENDA

BE IT RESOLVED, all items listed with an asterisk (*) are considered routine and noncontroversial by the Township Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

Motion to approve the Consent Agenda by _____ seconded by _____.
ROLL CALL

1. **R2025-128*** Designating Toll NJ I, LLC as Redeveloper of the Property Identified as Block 175, Lot 52 and Located at 4 Gatehall Drive, and Authorizing the Execution of a Redevelopment Agreement for the Redevelopment of Such Property in Accordance with the Redevelopment Plan
2. **R2025-129*** Declaring a Certain Property Identified as Block 411, Lot 31.1 (Morris Hills Shopping Center – 3081 Route 46) on the Official Tax Map of the Township of Parsippany-Troy Hills, as a Non-Condemnation Area in Need of Redevelopment
3. **R2025-130*** Endorsing the Fourth Round of Housing Element and Fair Share Plan
4. **R2025-131*** Authorizing the Purchase of a Custom Fabricated Double-Sided Sign with Electronic Message Center
5. **R2025-132*** Authorizing the Purchase of a John Deere 624 P Wheel Loader with Options and Attachments
6. **R2025-133*** Authorizing Change Order No. 6 for the Well 21-R Replacement Well and Treatment Facility Improvements Project
7. **R2025-134*** Approving Fireworks Display for Mt. Tabor Children's Day Celebration
8. **R2025-135*** Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Fanny Road / Intervale Road Improvement Project
9. **R2025-136*** Approve Corrective Action Plan – 2024 Municipal Audit

V. APPROVAL OF MINUTES

1. Agenda Meeting – 6/3/25
2. Regular Meeting – 6/17/25

Motion to approve the minutes above by _____, seconded by _____.
ROLL CALL:

VI. PRESENTATION(S)/REPORTS

1. MAYOR
2. TOWNSHIP COUNCIL
3. TOWNSHIP ATTORNEY
4. BUSINESS ADMINISTRATOR
5. TOWNSHIP CLERK

VII. ORDINANCES - FIRST READING

1. ORDINANCE 2025:13

AN ORDINANCE AMENDING CHAPTER 405, VEHICLES AND TRAFFIC, SECTION 35.B, HANDICAPPED PARKING ON STREETS FOR PRIVATE RESIDENCES, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY

BE IT RESOLVED that the above Ordinance be introduced, read by title, and passed on first reading at a Meeting of the Township Council of the Township of Parsippany-Troy Hills held on July 22, 2025 and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on August 19, 2025 at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township, at which time all persons interested shall be given an opportunity to be heard concerning said Ordinance.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to advertise said Ordinance with the Notice of Introduction thereof being published in the official newspaper according to law.

Motion to approve the above Resolution by _____,
seconded by _____. ROLL CALL

2. ORDINANCE 2025:14

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 430, TITLED "ZONING", TO AMEND SECTION 430-141 TITLED "PERMITTED USES" TO UPDATE SAME

BE IT RESOLVED that the above Ordinance be introduced, read by title, and passed on first reading at a Meeting of the Township Council of the Township of Parsippany-Troy Hills held on July 22, 2025 and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on August 19, 2025 at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township, at which time all persons interested shall be given an opportunity to be heard concerning said Ordinance.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to advertise said Ordinance with the Notice of Introduction thereof being published in the official newspaper according to law.

Motion to approve the above Resolution by _____,
seconded by _____. ROLL CALL

3. **ORDINANCE 2025:15**

AN ORDINANCE BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS AMENDING THE TOWNSHIP OF PARSIPPANY-TROY HILLS CODE OF ORDINANCES TO REPEAL CHAPTER 175. FLOOD HAZARD PROTECTION; TO ADOPT A NEW CHAPTER 175. FLOOD HAZARD PROTECTION; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

BE IT RESOLVED that the above Ordinance be introduced, read by title, and passed on first reading at a Meeting of the Township Council of the Township of Parsippany-Troy Hills held on July 22, 2025 and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on August 5, 2025 at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township, at which time all persons interested shall be given an opportunity to be heard concerning said Ordinance.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to advertise said Ordinance with the Notice of Introduction thereof being published in the official newspaper according to law.

Motion to approve the above Resolution by _____,
seconded by _____. ROLL CALL

VIII. NON-CONSENT AGENDA

1. **R2025-137** Authorizing Award of a Contract to Metertek Utility Services, Inc. for the Meter Replacement Program-Phase 2 Project

Motion to approve the above Resolution by _____,
seconded by _____. ROLL CALL

IX. APPLICATIONS FOR LICENSES AND PERMITS

None

X. APPROVAL OF PAYROLL AND BILLS LIST

A. CFO Angelica Sabatini recommends authorization for payment:

1. Authorize payment of the July 18, 2025 regular and miscellaneous payroll estimated at \$1,650,000.00
2. Payment of bills from voucher list of 7/22/25 is \$1,623,433.07

Motion to approve the authorization for payment above by _____, seconded by _____.
ROLL CALL:

XI. ADJOURNMENT

Motion to Adjourn the Meeting by _____ Seconded by _____

ROLL CALL: