

COUNCIL AGENDA

TOWNSHIP OF PARSIPPANY-TROY HILLS TOWNSHIP COUNCIL AGENDA MEETING OF DECEMBER 2, 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. 12/16/25 @ 7:00 PM Regular Meeting
2. 1/6/26 @ 6:30 PM Reorganization Meeting/Agenda Meeting

IX. EXECUTIVE SESSION

A. RESOLUTION

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Council is of the opinion that such circumstances presently exist; and

WHEREAS, the Township Council wishes to discuss: **Attorney Client Privilege – Affordable Housing**

AND, WHEREAS, minutes will be kept, and once the matter involving the confidentiality of the above no longer requires confidentiality, the minutes can be made public.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Parsippany-Troy Hills that the public be excluded from this meeting.

Motion to Adjourn into Closed Session by _____ Seconded by _____

ROLL CALL:

Motion to Reconvene into Open Session by _____ Seconded by _____

ROLL CALL:

II. ORDINANCES - SECOND READING & PUBLIC HEARING

1. **ORDINANCE 2025:26**

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 2025:19 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY ON OCTOBER 21, 2025, TO AMEND THE DESCRIPTION OF THE IMPROVEMENTS REFERRED TO IN SECTION 6 (a)(ii) THEREIN

2. **ORDINANCE 2025:27**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY ESTABLISHING 2025 SALARY RANGES

3. **ORDINANCE 2025:28**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 329, SECTION 17, SEWER RENTAL FEES, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS

4. **ORDINANCE 2025:29**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 420, WATER, TO INCREASE WATER RATES AND CHARGES

5. **ORDINANCE 2025:30**

AN ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY AMENDING CHAPTER 119, CANNABIS, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS

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

1. **Authorizing the Issuance of One New Hotel/Motel Liquor License (Troy Hotel)**
2. **Cancellation and Refund of Property Taxes for Block 223, Lot 5 – 100% Permanently Disabled Veteran**
3. **Authorize Transfers Between Budget Appropriations**

V. APPROVAL OF MINUTES

1. Agenda Meeting – 11/3/25
2. Regular Meeting – 11/25/25

VI. PRESENTATION(S)/REPORTS

A. MAYOR

B. TOWNSHIP COUNCIL

1. **Zoning Board of Adjustment**

Regular Member – 4 Year Term (12/31/28) Filling unexpired term for Davey Willans

C. TOWNSHIP ATTORNEY

D. BUSINESS ADMINISTRATOR

E. TOWNSHIP CLERK

E. TOWNSHIP OFFICES/COMMITTEES

VII. ORDINANCES - FIRST READING

1. **ORDINANCE 2025:31**

ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN THE COUNTY OF MORRIS AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH PARQ URBAN RENEWAL, LLC, GRANTING A TAX EXEMPTION WITH RESPECT TO THAT CERTAIN PROPERTY IDENTIFIED AS BLOCK 392, LOT 1.01, 1.03, AND 1.04 IN ACCORDANCE WITH THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.

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 **December 2, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 16, 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 2025:32**

ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN THE COUNTY OF MORRIS AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH BBX PARSIPPANY URBAN RENEWAL, LLC, GRANTING A TAX EXEMPTION WITH RESPECT TO THAT CERTAIN PROPERTY IDENTIFIED AS BLOCK 226, LOTS 3 AND 3.02 IN ACCORDANCE WITH THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ

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 **December 2, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 16, 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. **R2025-202** 2026 Renewal of Licenses – Amusement Games, Entertainment, Taxi/Limo, Tourist Accommodations

Motion to approve the Resolution above 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 December 2, 2025 regular and miscellaneous payroll estimated at \$1,650,000.00.
2. Payment of bills from voucher list of 12/5/25 at \$1,509,315.16

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: