

TOWNSHIP COMMITTEE  
TOWNSHIP OF HANOVER  
1000 ROUTE 10  
WHIPPANY, NEW JERSEY

November 14, 2019

8:00 P.M.: REGULAR MEETING AGENDA: FORMAL ACTION WILL BE TAKEN

1. STATEMENT BY PRESIDING OFFICER
2. CALL TO ORDER/ROLL CALL
3. PRAYER AND PLEDGE OF ALLEGIANCE TO FLAG
4. OPEN TO THE PUBLIC
5. COMMUNICATIONS: Submission of Resignation by Class III Special Law Enforcement Officer John Keymer Effective Friday, November 8, 2019.
6. APPROVAL OF MINUTES:  
Regular Minutes of October 10, 2019
7. DEPARTMENTAL REPORTS:
8. REPORT OF THE TOWNSHIP ATTORNEY CONCERNING THE STATUS OF THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION.
9. PUBLIC HEARING AND ADOPTION OF ORDINANCES:

ORDINANCE NO. 40-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING SECTION 255-7. ENTITLED "RATE SCHEDULE" UNDER CHAPTER 255 OF THE CODE OF THE TOWNSHIP OF HANOVER ENTITLED TOWING AND ROAD SERVICE AS IT RELATES TO TOWING AND ROAD SERVICE CHARGES FOR CALENDAR YEARS 2020 ,2021 AND 2022

ORDINANCE NO. 41-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING THE PURCHASE AND INSTALLATION OF AN EIGHT (8') FEET IN HEIGHT CHAIN LINK FENCE WITH GATES TO SECURE A PORTION OF THE TOWNSHIP'S PUBLIC WORKS

DEPARTMENT COMPLEX AND FURTHER AUTHORIZING THE APPROPRIATION OF \$20,000.00 FROM THE UNALLOCATED PORTION OF THE TOWNSHIP'S 2019 CAPITAL IMPROVEMENT FUND AND ALL PRIOR YEARS TO FUND THE ACQUISITION

ORDINANCE NO. 42-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY ESTABLISHING A NEW CHAPTER 200 UNDER PART II: GENERAL LEGISLATION OF THE CODE OF THE TOWNSHIP OF HANOVER TO BE ENTITLED "FUNDING RECEIVED FROM FINANCIAL AGREEMENTS RELATED TO REDEVELOPMENT PROJECTS AND FINANCIAL AGREEMENTS PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. AND ALSO KNOWN AS PAYMENT IN LIEU OF TAXES OR PILOT WHICH SHALL BE DEDICATED TO TAXPAYER RELIEF"

ORDINANCE NO. 43-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION WITH THE ESTABLISHMENT OF A NEW ARTICLE XXIXF ENTITLED "AH-2 AFFORDABLE HOUSING OVERLAY DISTRICT" AND ALL RELATED REGULATIONS AND AMENDING THE TOWNSHIP'S ZONE MAP TO INCLUDE THE NEW OVERLAY DISTRICT

ORDINANCE NO. 44-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION WITH THE ESTABLISHMENT OF A NEW ARTICLE XXIXG ENTITLED "AH-3 AFFORDABLE HOUSING OVERLAY DISTRICT" AND ALL RELATED REGULATIONS AND AMENDING THE TOWNSHIP'S ZONE MAP TO INCLUDE THE NEW OVERLAY DISTRICT

ORDINANCE NO. 45-2019

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION WITH THE ESTABLISHMENT OF A NEW ARTICLE XXIXD1 ENTITLED "RM-6 RESIDENCE DISTRICT" AND ALL RELATED

**REGULATIONS AND AMENDING THE TOWNSHIP'S ZONE MAP TO INCLUDE THE NEW RESIDENCE DISTRICT**

**ORDINANCE NO. 46-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY REZONING A PORTION OF BLOCK 4301, LOT 2.01 AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER FROM THE B-P2 BUSINESS AND PROFESSIONAL DISTRICT TO THE R-M RESIDENCE DISTRICT AND AMENDING THE TOWNSHIP'S ZONE MAP TO REFLECT THE REZONING**

**ORDINANCE NO. 47-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY REPEALING ARTICLE XVIIIIA RELATED TO THE TOWNSHIP'S GROWTH SHARE OBLIGATION FOR AFFORDABLE HOUSING AND ESTABLISHING IN ITS PLACE A NEW ARTICLE XVIIIIA ENTITLED "AFFORDABLE HOUSING SET-ASIDE REQUIREMENTS" WITH NEW REGULATIONS**

**ORDINANCE NO. 48-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY REPEALING SECTION 48.1 ENTITLED "COAH MANDATORY DEVELOPMENT FEES" AND INSERTING IN ITS PLACE A NEW SECTION 48.1 BY THE SAME TITLE WITH REVISED AND UPDATED DEVELOPMENT FEE REGULATIONS**

**ORDINANCE NO. 49-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY ESTABLISHING A NEW CHAPTER 72 TO BE ENTITLED "AFFORDABLE HOUSING" UNDER PART II, GENERAL LEGISLATION OF THE CODE OF THE TOWNSHIP OF HANOVER TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING**

**COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS**

**ORDINANCE NO. 50-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING SECTION 166-108, *MAP, SCHEDULE AND APPENDICES*, IN ARTICLE XVIII, *DISTRICTS; MAP AND SCHEDULE*, OF CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION, IN ORDER TO AMEND THE ZONING MAP TO REFLECT VARIOUS ZONE CHANGES ADOPTED BY ORDINANCES NO. 43-2019, 44-2019, 45-2019, AND 46-2019**

**ORDINANCE NO. 51-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 267-46. SCHEDULE XVI: NO STOPPING OR STANDING CERTAIN HOURS. UNDER CHAPTER 267 OF THE CODE OF THE TOWNSHIP ENTITLED VEHICLES AND TRAFFIC WITH THE INCLUSION OF PARKING RESTRICTIONS ON MOUNTVIEW ROAD**

**10. INTRODUCTION OF ORDINANCES:**

**ORDINANCE NO. 52-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY REGULATING AND LICENSING COMMERCIAL, TELEVISION, MOVIE AND STILL FILMING IN THE TOWNSHIP BY AMENDING AND SUPPLEMENTING PART II: GENERAL LEGISLATION OF THE CODE OF THE TOWNSHIP WITH THE ESTABLISHMENT OF A NEW CHAPTER 122 ENTITLED "FILMING"**

**ORDINANCE NO. 53-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 267-43. SCHEDULE XIII: PARKING PROHIBITED AT ALL TIMES UNDER CHAPTER 267 OF THE CODE OF THE TOWNSHIP ENTITLED VEHICLES AND TRAFFIC WITH THE INCLUSION OF PARKING RESTRICTIONS ON MELANIE LANE**

**ORDINANCE NO. 54-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING ARTICLE XIX, "GENERAL PROVISIONS" OF CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION WITH THE INCLUSION OF A NEW SECTION 166-138.52 BY ESTABLISHING REGULATIONS FOR "ACCESSORY APARTMENTS"**

**ORDINANCE NO. 55-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 166-114, "ACCESSORY BUILDINGS", IN ARTICLE XIX, "GENERAL PROVISIONS" OF CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION, IN ORDER TO PERMIT AND REGULATE DETACHED GARAGES FOR RESIDENTIAL USES**

**ORDINANCE NO. 56-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING THE DESIGN AND INSTALLATION OF A DRAINAGE SYSTEM TO INTERCEPT STORM WATER RUNOFF AFFECTING PROPERTIES IN TAX BLOCK 609 ALONG THE SOUTH SIDE OF MCNAB AVENUE AND FURTHER APPROPRIATING THE SUM OF \$70,000.00 FROM THE TOWNSHIP'S 2019 CURRENT FUND BUDGET FOR THE FINANCING OF THE PROJECT**

**ORDINANCE NO. 57-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION IN ORDER TO CREATE A NEW I-7 INDUSTRIAL OVERLAY ZONE DISTRICT AND ADOPTING DEVELOPMENT REGULATIONS FOR THE NEW ZONE DISTRICT**

**ORDINANCE NO. 58-2019**

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER ADOPTING A REDEVELOPMENT PLAN, PURSUANT TO N.J.S.A. 40A:12A-7, FOR PROPERTY LOCATED ON EDEN LANE, FORMERLY DEVELOPED BY THE WHIPPANY PAPER BOARD**

COMPANY, AND AT 39 AND 47 PARSIPPANY ROAD IN THE WHIPPANY SECTION OF THE TOWNSHIP AND ALSO DESIGNATED AS BLOCK 3801, LOT 2; BLOCK 4101, LOT 1 AND BLOCK 4301, LOT 6, RESPECTIVELY, ALL AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER

**11. RESOLUTIONS AS A CONSENT AGENDA:**

- A. PROVIDING FOR THE ADVANCEMENT IN GRADE AND COMPENSATION FOR PATROLMEN JOSHUA WILLIAMS AND DANIEL FOESSEL IN THE POLICE DEPARTMENT HAVING RECEIVED SATISFACTORY JOB PERFORMANCE EVALUATIONS**
  
- B. APPOINTING AND PROMOTING KAREN SOLTIS AS THE REPLACEMENT SENIOR ACCOUNT CLERK/PAYROLL CLERK IN THE FINANCE DEPARTMENT FOR A SIX (6) MONTH PROBATIONARY PERIOD COMMENCING DECEMBER 2, 2019 AND ENDING JUNE 2, 2020 AND ESTABLISHING HER COMPENSATION AT \$36.76 PER HOUR, OR, IF ANNUALIZED \$66,903.00 UNDER JOB GROUP V IN ACCORDANCE WITH SALARY RANGE GUIDE "C" OF SALARY ORDINANCE NO. 17-2019.**
  
- C. APPOINTING AND PROMOTING JACK M. KOBAS AS THE REPLACEMENT TRUCK DRIVER II/EQUIPMENT OPERATOR IN THE PUBLIC WORKS, BUILDINGS AND GROUNDS AND PARK MAINTENANCE DEPARTMENT FOR A SIX (6) MONTH PROBATIONARY PERIOD COMMENCING DECEMBER 2, 2019 AND ENDING JUNE 2, 2020 AND ESTABLISHING HIS COMPENSATION AT \$31.25 PER HOUR, OR, IF ANNUALIZED \$65,000.00 UNDER JOB GROUP V IN ACCORDANCE WITH SALARY RANGE GUIDE "A-1" (IBT) OF SALARY ORDINANCE NO. 1-2019.**
  
- D. APPOINTING WILLIAM P. BENKERT AS A REPLACEMENT LABORER I/SANITATION COLLECTOR I IN THE PUBLIC WORKS, BUILDINGS AND GROUNDS AND PARK MAINTENANCE DEPARTMENT FOR A SIX (6) MONTH PROBATIONARY PERIOD COMMENCING NOVEMBER 18, 2019 AND ENDING ON MAY 18, 2020 AND ESTABLISHING HIS COMPENSATION AT \$18.75 PER HOUR, OR, IF ANNUALIZED \$39,000.00 UNDER JOB GROUP III IN ACCORDANCE WITH SALARY RANGE GUIDE "D-1" (IBT) OF SALARY ORDINANCE NO. 1-2019 (CONDITIONAL OFFER OF EMPLOYMENT SUBJECT TO RECEIVING A SATISFACTORY MEDICAL EXAMINATION AND CRIMINAL HISTORY RECORD CHECK.**

- E. AUTHORIZING THE ADVANCE PAYMENT OF MONEYS IN ACCORDANCE WITH N.J.S.A. 40A:5-16.1 TO THOSE OFFICIALS AND EMPLOYEES OF THE TOWNSHIP ATTENDING THE NOVEMBER 19 TO 21, 2019 NEW JERSEY LEAGUE OF MUNICIPALITIES CONFERENCE IN ATLANTIC CITY IN AN AMOUNT NOT TO EXCEED \$500.00.**
- F. APPROVING A PERSON-TO-PERSON TRANSFER OF POCKET PLENARY RETAIL CONSUMPTION LICENSE NO. 1412-33-021-003 FROM HANOVER ACQUISITION LIQUORS, LLC TO C.R.I. HANOVER, INC. D/B/A CHIMNEY ROCK INN.**
- G. ENDORSING AND SEEKING COURT APPROVAL OF THE TOWNSHIP'S HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE PLANNING BOARD.**
- H. REQUESTING THE COURT TO REVIEW AND APPROVE THE TOWNSHIP'S SPENDING PLAN.**
- I. AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT BY AND BETWEEN CARRIAGE HOUSE HOLDERS, LLC AND THE TOWNSHIP AS IT PERTAINS TO THE MODIFICATION OF THE PARKING LOT, INSTALLATION OF SIGNS, LANDSCAPING, DRAINAGE MODIFICATIONS AND RELATED SITE IMPROVEMENTS AT 218 RIDGEDALE AVENUE IN THE CEDAR KNOLLS SECTION OF THE TOWNSHIP AND DESIGNATED AS LOT 11 IN BLOCK 1702, AS SET FORTH ON THE TAX MAP OF THE TOWNSHIP OF HANOVER WHICH EXECUTION OF THE AGREEMENT IS SUBJECT TO THE RECEIPT OF VARIOUS FEES, AND ANY OTHER INSTRUMENTS AS DESCRIBED IN THE DEVELOPER'S AGREEMENT.**
- J. AUTHORIZING THE RELEASE OF A \$52,000.00 CASH BOND PLUS A PORTION OF THE INTEREST PURSUANT TO P.L. 1985, c.315 TO US REAL ESTATE HOLDINGS NO. 2 LIMITED (C/O BARCLAYS BANK) WHICH BOND GUARANTEED THE PLANTING OF REQUIRED REPLACEMENT TREES AT THE BARCLAYS' DEVELOPMENT LOCATED AT 115-120 SOUTH JEFFERSON ROAD IN THE WHIPPANY SECTION OF THE TOWNSHIP AND DESIGNATED AS LOT 12 IN BLOCK 3601 AS SET FORTH ON THE TOWNSHIP'S TAX MAP.**
- K. AUTHORIZING THE SUBMISSION OF A STRATEGIC PLAN AND GRANT TO THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE FOR THE 2020-2021 FISCAL GRANT YEAR, ALLIANCE TIER 2, BEGINNING JULY 1, 2020 THROUGH JUNE 30, 2021 PURSUANT TO THE FISCAL GRANT CYCLE FROM JULY 1, 2020 THROUGH JUNE 30, 2025.**

- L. AUTHORIZING A REFUND OF TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION.
  - M. AUTHORIZING THE REFUND OF REDEMPTION MONEYS TO AN OUTSIDE LIEN HOLDER CONCERNING 2016 DELINQUENT TAXES FOR 13 MOUNT VERNON WAY IN WHIPPANY.
  - N. AUTHORIZING THE REFUND OF REDEMPTION MONEYS TO AN OUTSIDE LIEN HOLDER CONCERNING 2016 DELINQUENT TAXES FOR 3 FENWICK ROAD IN WHIPPANY.
  - O. AUTHORIZING 2019 BUDGETARY APPROPRIATIONS TRANSFERS IN ACCORDANCE WITH N.J.S.A. 40A:4-58.
  - P. AUTHORIZING THE CHIEF MUNICIPAL FINANCE OFFICER TO CANCEL VARIOUS ITEMS.
  - Q. APPROVING THE REFUND OF VARIOUS TAX OVERPAYMENTS.
12. PAYMENT OF BILLS: \$ 8,644,410.69
13. RAFFLE APPLICATIONS:  
RL-3245 – Elizabeth Ann Seton 6904 - Knights of Columbus - Bingo  
RL-3246 - Delbarton Mother’s Guild – off premise raffle  
RL-3247 - Delbarton Mother’s Guild – off premise raffle  
RL-3248 - Delbarton Mother’s Guild – off premise raffle  
RL-3249 - Delbarton Mother’s Guild – on premise raffle  
RL-3250 - Delbarton Mother’s Guild – Tricky Tray
14. OPEN TO THE PUBLIC
15. OTHER BUSINESS
16. ADJOURNMENT