

COUNCIL AGENDA

**TOWNSHIP OF PARSIPPANY-TROY HILLS
REGULAR TOWNSHIP COUNCIL MEETING OF SEPTEMBER 25, 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 September 15, 2024 where it has remained posted since that date. A legal notice appeared in the *Daily Record* on September 18, 2025.

B. FLAG SALUTE

C. ROLL CALL

D. UPCOMING MEETINGS:

- 1. 10/7/25 @ 7:00 PM Agenda Meeting
- 2. 10/21/25 @ 7:00 PM Regular Meeting

II. 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:

III. ORDINANCES - SECOND READING & PUBLIC HEARING

1. **ORDINANCE 2025:17**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN THE COUNTY OF MORRIS, NEW JERSEY, AMENDING ORDINANCE 2025:11 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 2025:17 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on July 28, 2025 and introduced at the July 22, 2025 Regular Meeting.

Motion to accept Ordinance 2025:17 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 2025:17 by _____, seconded by _____.

ROLL CALL:

Motion to close the public hearing for Ordinance 2025:17 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 2025:17 by _____, seconded by _____.

ROLL CALL:

IV. 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

V. 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. **R2025-157*** Providing for the Insertion of Any Special Item of Revenue in the Budget of Any County or Municipality Pursuant to N.J.S.A. 40A:87 – Emergency Management Performance Grant
2. **R2025-158*** Providing for the Insertion of Any Special Item of Revenue in the Budget of Any County or Municipality Pursuant to N.J.S.A. 40A:87 – Recreation Opportunities for Individuals with Disabilities Grant (ROID)
3. **R2025-159*** Providing for the Insertion of Any Special Item of Revenue in the Budget of Any County or Municipality Pursuant to N.J.S.A. 40A:87 – National Opioid Settlement
4. **R2025-160*** Authorizing the Cancellation and Refund of Property Taxes for Block 266, Lot 6 – 100% Disabled Veteran
5. **R2025-161*** Authorizing the Cancellation and Refund of Property Taxes for Block 24, Lot 1 – 100% Disabled Veteran
6. **R2025-162*** Granting ADP Group, Inc.'s Request to Withdraw Their Bid for the Lake Hiawatha Pump Station Upgrade Project
7. **R2025-163*** Authorizing Change Order No. 1 for the Test Pit Program Phase 1 Project

VI. APPROVAL OF MINUTES

1. Agenda Meeting – 8/5/25
2. Regular Meeting – 8/19/25

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

VII. PRESENTATION(S)/REPORTS

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

VIII. ORDINANCES - FIRST READING

1. **ORDINANCE 2025:19**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY (THE “TOWNSHIP”); APPROPRIATING \$11,130,720 THEREFOR (INCLUDING A \$261,720 STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION GRANT AND REAPPROPRIATION OF EXCESS BOND AND NOTE PROCEEDS IN THE AMOUNT OF \$3,959.08) AND AUTHORIZING THE ISSUANCE OF \$10,360,700 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COSTS THEREOF

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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 2025:20**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE WATER UTILITY OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING \$7,575,000 THEREFOR (A PORTION OF WHICH APPROPRIATION INCLUDES THE REAPPROPRIATION OF BOND AND NOTE PROCEEDS IN THE AMOUNT OF \$2,767,844.30) AND AUTHORIZING THE ISSUANCE OF \$4,807,155.70 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

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 **September 23, 2025** and that said Ordinance be further

considered for second reading and final passage at a Meeting to be held on **October 21, 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 2025:21**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE SEWER UTILITY OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING \$6,815,000 THEREFOR (A PORTION OF WHICH APPROPRIATION INCLUDES THE REAPPROPRIATION OF EXCESS BOND AND NOTE PROCEEDS IN THE AMOUNT OF \$19,414.70) AND AUTHORIZING THE ISSUANCE OF \$6,795,585.30 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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 2025:22**

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 CAPITAL ACQUISITIONS AND IMPROVEMENTS FOR THE GOLF UTILITY OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY; APPROPRIATING \$447,000 THEREFOR (A PORTION OF WHICH APPROPRIATION INCLUDES THE REAPPROPRIATION OF EXCESS BOND AND NOTE PROCEEDS IN THE AMOUNT OF \$25,325.95) AND AUTHORIZING THE ISSUANCE OF \$421,674.05 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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 2025:23**

BOND ORDINANCE AMENDING AND RESTATING BOND ORDINANCE NUMBER 2023:19 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY (THE "TOWNSHIP") ON SEPTEMBER 5, 2023 AS FURTHER AMENDED AND SUPPLEMENTED BY BOND ORDINANCE NUMBER 2024:17 FINALLY ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP ON SEPTEMBER 24, 2024 TO INCREASE THE TOTAL APPROPRIATION THEREIN FROM \$1,700,000 TO \$2,500,000, TO INCREASE THE TOTAL DEBT AUTHORIZED FROM \$1,700,000 TO \$2,500,000, TO APPROPRIATE A UNITED STATES ENVIRONMENTAL PROTECTION AGENCY GRANT EXPECTED TO BE RECEIVED IN THE AMOUNT OF \$1,203,507.50, AND TO AUTHORIZE THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR THE GRANT

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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

4. **ORDINANCE 2025:24**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING CHAPTER 124 SECTION 5 ENTITLED "FEES"

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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

5. **ORDINANCE 2025:25**

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS REPEALING AND REPLACING IN ITS ENTIRETY CHAPTER 392 ENTITLED “TREES” TO ESTABLISH A PROCESS BY WHICH TREES CAN BE REMOVED AND/OR REPLACED WITHIN THE MUNICIPALITY

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 **September 23, 2025** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **October 21, 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

IX. NON-CONSENT AGENDA

1. **R2025-164** Authorizing the Use of Competitive Contracting for Emergency Medical Service Billing and Collection Services

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

2. **R2025-165** To Offer Voluntary Employee Benefits Through Pierce Insurance

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

3. **R2025-166** Authorizing the Settlement of the Township of Parsippany-Troy Hills Litigation Regarding PFAS Water Providers, Docket No. 2:24-cv-04444-RMG

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

4. **R2025-167** Consenting to the Change in Corporate Ownership of Parsippany Logistics Park Owner, LLC with Respect to the Redevelopment of the Property Located at Block 226, Lots 3 and 3.2 on the Official Tax Map of the Township of Parsippany-Troy Hills

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

5. **R2025-168** Resolution (A) Providing for the Combination of Certain Bond Ordinances and Determining the Form and Other Details of the Offering of Not to Exceed \$36,744.000 General Improvement Bonds, and Providing for Their Sale and Determining Certain Other Matters, and (B) Authorizing the Sale and Issuance of \$50,190,000 Bond Anticipation Notes, Consisting of Water Utility Notes, Sewer Utility Notes, and Golf and Recreational Utility Notes of the Township

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

6. **R2025-169** Designating GREP Acquisition I LLC as Redeveloper of the Property Identified as Block 136, Lots 33 (169 Lackawanna Avenue), and Authorizing the Execution of a Redevelopment Agreement for the Redevelopment of such Property in Accordance with the Redevelopment Plan

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

X. APPLICATIONS FOR LICENSES AND PERMITS

None

XI. APPROVAL OF PAYROLL AND BILLS LIST

A. CFO Angelica Sabatini recommends authorization for payment:

1. Authorize payment of the September 26, 2025 regular and miscellaneous payroll estimated at \$1,650,000.00
2. Payment of bills from voucher list of 9/25/25 is \$1,319,358.77

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

XII. ADJOURNMENT

Motion to Adjourn the Meeting by _____ Seconded by _____

ROLL CALL:

DRAFT