

COUNCIL AGENDA

**TOWNSHIP OF PARSIPPANY-TROY HILLS
REGULAR TOWNSHIP COUNCIL MEETING OF DECEMBER 16, 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 *Star Ledger* on December 6, 2024.

B. FLAG SALUTE

C. ROLL CALL

D. UPCOMING MEETINGS:

- 1. 1/6/26 @ 7:00 PM Reorganization/Agenda Meeting
- 2. 1/20/26 @ 7:00 PM Regular Meeting

III. 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

The Notice for Ordinance 2025:26 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 4, 2025 and introduced at the November 25, 2025 Regular Meeting.

Motion to accept Ordinance 2025:26 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 2025:26 by _____, seconded by _____ .
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:26
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 2025:26 by _____, seconded by _____.
ROLL CALL:

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

The Notice for Ordinance 2025:27 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 4, 2025 and introduced at the November 25, 2025 Regular Meeting.

Motion to accept Ordinance 2025:27 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 2025:27 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:27
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 2025:27 by _____, seconded by _____.
ROLL CALL:

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

The Notice for Ordinance 2025:28 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 4, 2025 and introduced at the November 25, 2025 Regular Meeting.

Motion to accept Ordinance 2025:28 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 2025:28 by _____, seconded by _____.

ROLL CALL:

Motion to close the public hearing for Ordinance 2025:28 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 2025:28 by _____, seconded by _____.

ROLL CALL:

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

The Notice for Ordinance 2025:29 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 4, 2025 and introduced at the November 25, 2025 Regular Meeting.

Motion to accept Ordinance 2025:29 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 2025:29 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:29 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 2025:29 by _____, seconded by _____.
ROLL CALL:

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

The Notice for Ordinance 2025:30 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 4, 2025 and introduced at the November 25, 2025 Regular Meeting.

Motion to accept Ordinance 2025:30 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 2025:30 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:30 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 2025:30 by _____, seconded by _____.
ROLL CALL:

6. **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.

The Notice for Ordinance 2025:31 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 5, 2025 and introduced at the December 2, 2025 Agenda Meeting.

Motion to accept Ordinance 2025:31 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 2025:31 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:31 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 2025:31 by _____, seconded by _____.
ROLL CALL:

7. **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.

The Notice for Ordinance 2025:32 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on December 5, 2025 and introduced at the December 2, 2025 Agenda Meeting.

Motion to accept Ordinance 2025:32 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 2025:32 by _____, seconded by _____ .
ROLL CALL:

Motion to close the public hearing for Ordinance 2025:32 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 2025:32 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. **R2025-203*** Authorizing the Issuance of One New Hotel/Motel Liquor License (Troy Hotel)
2. **R2025-204*** Cancellation and Refund of Property Taxes for Block 223, Lot 5 – 100% Permanently Disabled Veteran
3. **R2025-205*** Authorize Transfers Between Budget Appropriations

VI. APPROVAL OF MINUTES

1. Agenda Meeting – 11/13/25
2. Regular Meeting – 11/25/25

Motion to approve the minutes above by _____, seconded by _____.

ROLL CALL:

VII. PRESENTATION(S)/REPORTS

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

VIII. ORDINANCES - FIRST READING

None

IX. NON-CONSENT AGENDA

1. **R2025-206** Approving Annual Compensation for Board Members of Fire District No. 4 in Accordance with N.J.S.A. 40A:14-88

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

ROLL CALL:

2. **R2025-207** Authorizing the Execution of a Release in Favor of Douglas M. Holler and State Farm Indemnity Company in Exchange for Payment of the \$50,000 Property Damage Policy Limit Under Their Insurance Policy

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

ROLL CALL:

3. **R2025-208** Authorizing the Planning Board of the Township of Parsippany-Troy Hills to Conduct a Preliminary Investigation of Certain Property Identified as a Portion of Block 136, Lot 43.4 and Located at 1 Upper Pond Road to Determine whether such Property Qualifies as an Area in Need of Redevelopment on a Non-Condemnation Basis

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

ROLL CALL:

4. **R2025-209** Purchase of One Western Star 47X Roll Off Truck and Accessories

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

ROLL CALL:

5. **R2025-210** Purchase of One 8-Ton Falcom RME Asphalt Hot Patcher Hook Lift Unit and Accessories

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

ROLL CALL:

6. **R2025-211** Purchase of One Caterpillar Inc Model 938 Wheel Loader and Accessories

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

ROLL CALL:

7. **R2025-212** Purchase and Installation of Zetron Max Call Taking and NG911 Upgrade Equipment for Parsippany Police Department

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

ROLL CALL:

8. **R2025-213:** Purchase of Microsoft Entra ID P1, Microsoft Office 365 G1, Microsoft Office 365 G3, and Enterprise Mobility Plus Sec G3

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

ROLL CALL:

9. **R2025-215** Canceling 2023 Tax Overpayments

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

ROLL CALL:

10. **R2025-216** Issuing a New Hotel/Motel Liquor License to Origini Ristorante LLC

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

ROLL CALL:

11. **R2025-217** Authorize Transfers Between Budget Appropriations

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

ROLL CALL:

12. **R2025-218** Authorizing a Grant Application "FY 2027 Strategic Plan Submission: for the Governor's Council on Alcoholism and Drug Abuse

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

ROLL CALL:

13. **R2025-219** Person to Person and Place to Place Transfer of Plenary Retail Consumption License for 1515 License Inc. to Meximondo Parsippany, LLC

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

ROLL CALL:

14. **R2025-220** Authorizing the Appointment of Two (2) New Police Officers

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

ROLL CALL:

15. **R2025-221** Supporting Cypher Dispensary, LLC's Application to the Cannabis Regulatory Commission for a Class 5 Recreational Dispensary License

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

ROLL CALL:

16. **R2025-222** Supporting Mindset Dispensary, LLC's Application to the Cannabis Regulatory Commission for a Class 5 Recreational Dispensary License

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

17. **R2025-223** Authorizing the Execution of a Memorandum of Agreement with the Parsippany P.B.A. Local No. 131

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

18. **R2025-224** Authorizing the Execution of a Memorandum of Agreement with the Parsippany P.B.A. Local No. 131 Superior Officers Association (SOA)

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 December 19, 2025, regular and miscellaneous payroll estimated at \$1,650,000.00
2. Payment of bills from voucher list of 12/16/25 is \$745,313.35

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: