

# COUNCIL AGENDA

## TOWNSHIP OF PARSIPPANY-TROY HILLS TOWNSHIP COUNCIL AGENDA MEETING OF MARCH 3, 2026

### 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 4, 2025, where it has remained posted since that date. A legal notice appeared in the *Daily Record* and the *Newark Star Ledger* on December 17, 2025.

#### B. FLAG SALUTE

#### C. ROLL CALL

#### D. UPCOMING MEETINGS:

1. 3/17/26 @ 7:00 PM Regular Meeting
2. 4/7/26 @ 7:00 PM Agenda Meeting

### II. ORDINANCES - SECOND READING & PUBLIC HEARING

#### 1. ORDINANCE 2026:06

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS BY THE TOWNSHIP OF PARSIPPANY-TROY HILLS, APPROPRIATING THE AGGREGATE AMOUNT OF \$8,750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,750,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF**

#### 2. ORDINANCE 2026:07

**AN ORDINANCE IMPLEMENTING THE TOWNSHIP'S FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE TERMS OF A MEDIATION AGREEMENT REACHED BETWEEN THE TOWNSHIP OF PARSIPPANY AND THE FAIR SHARE HOUSING CENTER IN ACCORDANCE WITH THE NEW JERSEY FAIR HOUSING ACT AND RELEVANT REGULATIONS AND POLICIES AND TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE TOWNSHIP OF PARSIPPANY, CHAPTER 430 ARTICLE LX "AFFORDABLE HOUSING" TO AMEND THE FOLLOWING PARTICULARS OF THE CHAPTER**

The Notice for Ordinance 2026:07 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 25, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:07 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 2026:07 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:07 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 2026:07 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

3. **ORDINANCE 2026:08**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW AHD-MU2 AFFORDABLE HOUSING MIXED USE ZONE BLOCK 411, LOT 31.1**

The Notice for Ordinance 2026:08 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:08 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 2026:08 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:08 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 2026:08 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

4. **ORDINANCE 2026:09**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO AMEND SECTION 430-4 DISTRICTS ESTABLISHED, SECTION 430-5 TERMS DEFINED, SECTION 430-35 ATTACHMENT 2 AND ESTABLISH A NEW AHD-8 AFFORDABLE HOUSING DISTRICT ZONE BLOCK 175, LOT 52**

The Notice for Ordinance 2026:09 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:09 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 2026:09 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

Motion to close the public hearing for Ordinance 2026:09 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 2026:09 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

5. **ORDINANCE 2026:10**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW AHD-9 AFFORDABLE HOUSING DISTRICT ZONE BLOCK 420, LOT 2**

The Notice for Ordinance 2026:10 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:10 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 2026:10 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:10 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 2026:10 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

6. **ORDINANCE 2026:11**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW AHD-10 AFFORDABLE HOUSING DISTRICT ZONE BLOCK 136, LOT 43.6**

The Notice for Ordinance 2026:11 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:11 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 2026:11 by \_\_\_\_\_, seconded by \_\_\_\_\_.  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:11 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 2026:1 by \_\_\_\_\_, seconded by \_\_\_\_\_.  
ROLL CALL:

7. **ORDINANCE 2026:12**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW OVL-8A AFFORDABLE HOUSING DISTRICT ZONE BLOCK 105, LOT 2.02**

The Notice for Ordinance 2026:12 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:12 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 2026:12 by \_\_\_\_\_, seconded by \_\_\_\_\_.  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:12 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 2026:12 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

8. **ORDINANCE 2026:13**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW AHD-12 AFFORDABLE HOUSING DISTRICT ZONE BLOCK 725, LOTS 1 AND 3**

The Notice for Ordinance 2026:13 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:13 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 2026:13 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

Motion to close the public hearing for Ordinance 2026:13 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 2026:13 by \_\_\_\_\_, seconded by \_\_\_\_\_.

ROLL CALL:

9. **ORDINANCE 2026:14**

**AN ORDINANCE TO AMEND CHAPTER 430 ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ESTABLISH A NEW OVL-8A AFFORDABLE HOUSING DISTRICT ZONE BLOCK 202, LOT 1.05**

The Notice for Ordinance 2026:14 was published in the *Daily Record*, the official newspaper of the Township of Parsippany-Troy Hills on February 23, 2026, and introduced at the February 17, 2026, Regular Meeting.

Motion to accept Ordinance 2026:14 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 2026:14 by \_\_\_\_\_, seconded by \_\_\_\_\_ .  
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:14 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 2026:14 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. PUBLIC HEARING**

Public Hearing for the Pre-Qualification Regulations for Bidders for the Craftsman Farms White Cottage Phase 2 Rehabilitation Project

**OPEN:** I'd like to entertain a motion to open the public hearing. Motion to open the public hearing by \_\_\_\_\_ Seconded by \_\_\_\_\_ ROLL CALL

**CLOSE:** I'd like to entertain a motion to close the public hearing. Motion to close the public hearing by \_\_\_\_\_ Seconded by \_\_\_\_\_ ROLL CALL

## **V. CONSENT AGENDA**

1. **Extending a Contract with Environmental Protection & Improvement Company, LLC (“Epic”) for Transportation and Disposal of Sewage Sludge Cake**
2. **Authorizing Change Order No. 7 for the Well 21-R Replacement Well and Treatment Facility Improvements Project**
3. **Approving the Length of Service Award Program Certification Lists for the Year 2025**
4. **Authorize Transfers between Budget Appropriation Reserves**
5. **Major Soil Moving Permit to GREP Acquisition, LLC, Block 136, Lot 33**
6. **Authorizing the Cancellation and Refund of Property Taxes for Block 54, Lot 4 – 100% Permanently Disabled Veteran**
7. **Authorizing the Purchase of Thirty-five Rhino-Tab M3 Ultra Rugged Tablets, Thirty-five Epic ID Built-In Scanners, Thirty-five E1 Rhinotab Specific Docks, and Twelve Hint Universal Display Holders for the Township Police Department**
8. **Authorizing the Purchase of Four Rearload Packer Bodies and Accessories**
9. **Authorizing the Purchase of One John Deere Compact Utility Trailer, 320R Loader, 375A Backhoe and Accessories**

## **VI. APPROVAL OF MINUTES**

1. Reorganization Meeting – 1/6/26
2. Agenda Meeting – 1/6/26
3. Regular Meeting- 1/27/26
4. Special Meeting – 1/29/26

## **VII. PRESENTATION(S)/REPORTS**

- A. MAYOR – Presenting four Proclamations recognizing the 2025 Socolowski Senior Citizen of the Year Award recipients
- B. TOWNSHIP COUNCIL
- C. TOWNSHIP ATTORNEY
- D. BUSINESS ADMINISTRATOR
- E. TOWNSHIP CLERK
- F. TOWNSHIP OFFICES COMMITTEES/REPORT

**VIII. ORDINANCES - FIRST READING**

None

**IX. NON-CONSENT AGENDA**

- 1. **R2026-061** Authorizing the Award of a Contract for Professional Services to Joseph DeMarco, Esq. of the Firm of Scarinci Hollenbeck LLC as Township Attorney for the Year 2026

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 March 13, 2026, regular and miscellaneous payroll estimated at \$1,650,000.00.
- 2. Payment of bills from voucher list of 3/3/26 is \$1,759,266.43

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

**XII. 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 – Litigation**

**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:

**XIII. ADJOURNMENT**

Motion to Adjourn the Meeting by \_\_\_\_\_ Seconded by \_\_\_\_\_

ROLL CALL:

DRAFT