

## COUNCIL MINUTES

### TOWNSHIP OF PARSIPPANY-TROY HILLS REGULAR TOWNSHIP COUNCIL MEETING OF JANUARY 19, 2021

#### I. INTRODUCTION

Meeting was called to order at 7:00 pm by Municipal Clerk Khaled who read the following statement into the record:

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 18, 2020 where it has remained posted since that date. A legal notice appeared in the Daily Record and the Newark Star Ledger on December 22, 2020 and was forwarded by fax to other local newspapers on December 18, 2020.

A flag salute occurred followed by roll call with the following answering roll call; Council President Carifi, Council member dePierro, Council member Gragnani, Council member McCarthy and Councilmember Peterson. Other members of the administration present at the meeting; Business Administrator Frederick Carr, Township Attorney James Lott, Township Clerk Khaled Madin

#### D. UPCOMING MEETINGS:

1. 2/2/21 @ 7:00 p.m.                      Agenda Meeting
2. 2/16/21 @ 7:00 p.m.                     Regular Meeting

#### E. APPROVAL OF MINUTES

1. Agenda Meeting – 11/10/20
2. Agenda Meeting – 12/1/20

Motion to approve the minutes above by Ms. Gragnani, seconded by Mr. Carifi.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms. Peterson, Mr. dePierro.

#### II. PRESENTATION(S)/REPORTS

A. MAYOR – Total number of COVID cases is 2582 which is an increase of 166 new cases in the past week. Since March 2020 Parsippany has 95 confirmed COVID deaths. We must continue healthy practices and there is good news as the vaccines are being distributed throughout hospitals. We are communicating with the State Health Department about increasing our testing capacity and exploring what vaccination rollout would look like to our residents. In the meantime, people are encouraged to

use the scheduling system at covidvaccine.nj.gov. At Townhall measures have been taken to keep employees separate from each other, maintaining the mask mandates and residents can access Townhall but by appointment only. Mr. dePierro stated that the Governor's decision to move smokers up the list for the vaccine before teachers is a mistake. Ms. McCarthy stated that there are a lot of questions on how people can obtain the vaccine especially for the elderly as it seems to be difficult for them to obtain the vaccine and if we can get more information it would be helpful.

- B. TOWNSHIP COUNCIL – Mr. dePierro stated that there is a vacancy on the Economic Development Committee replacing John Beehler and so we are appointing Justin Muscella to take his place. A motion was made by Mr. Carifi, seconded by Ms. Gragnani with all the Council Members answering in the affirmative. Ms. McCarthy nominated Gene Marie Emblar for the Environmental Committee. A motion was made by Ms. McCarthy, seconded by Mr. Carifi with all the Council Members answering in the affirmative.
- C. TOWNSHIP ATTORNEY – no report
- D. BUSINESS ADMINISTRATOR – Mr. Carr commented on Craftsman Farms stating that a tree fell on the property as a result of a big storm destroying a structure. The Township received a check from the insurance company for \$300,000 which will be used to rehabilitate that structure.
- E. TOWNSHIP CLERK – no report
- F. TOWNSHIP OFFICES COMMITTEES/REPORTS – Mr. Carifi stated that the Chamber of Commerce, Economic Development Committee along with the *Parsippany Focus* will be publishing restaurant reviews to help our local businesses.
- G. CORRESPONDENCE

### III. BIDS

- A. Taken
  - 1. 12/17/20 – Yard Waste Transportation and Disposal/Recycling
- B. To Be Taken
  - 1. 1/28/21 – Well 14 Emergency Generator
  - 2. 2/10/21 – Lake Hiawatha Water Main Replacement – Phase 1 Rebid
- C. Quotation(s)/Proposal(s)/Qualification(s)
  - 1. 12/16/20 – Affordable Housing Administrative Agent

#### **IV. PUBLIC HEARING**

**Mr. Madin entertained a motion to open the meeting to the public to speak on any topic, noting a five-minute time limit per speaker. A motion was made by Council Member Carifi, seconded by Council Member Gragnani followed by a roll call with all the Council Members answering Yes**

**Bob Venezia, commented on the budget and the transferring of utility surpluses to the general budget. Mr. Venezia stated that the Council should take action to eliminate such transfers. Once utilities are free from having to make the transfers then the revenue in the utility budgets would increase.**

**Nick Homyak, agreed with Mr. Venezia regarding the comments made on the budget. Discussed resolution #008 regarding Laboratory Equipment for Water Plant and inquired if this was replacing previous inventory or a new system that would detect contaminants in our wells. He also inquired about resolution #009 regarding licenses and wanted to know if it includes all licenses in the Township. Finally, Mr. Homyak inquired about the referral ordinance pertaining to the Highlands Commissions that was referring the matter to the Planning Board to determine whether it was in conformance with the Master Plan.**

**Vamsi Poondla, inquired about the Glenmont Commons roads and whether the roads are property of the Township and are they public roads that are actively managed by the Township. Mr. Poondla stated that the roads in Glenmont Commons are all public roads and patrolled and maintained by the Township including snow and trash removal. Mr. Poondla stated that the Township also issued a permit for a block party. Mr. Poondla stated that based on those facts they would like the Township to take ownership of the roads and repair them. Mr. Poondla also stated that they still do not have a community park that was promised by the Administration 4 years ago. Mayor Soriano responded regarding the community park stating that while it has been promised, the Township does not own the land. The developer offered the land to the Township and the Township was concerned and asked the developer if they could take a soil sample and the developer refused. Mayor Soriano, further stated, that there is no way he would build a park where there can be potential contamination on the land. Mr. Lott stated that the road situation is currently being looked at by counsel.**

**Nitin Shanoy, thank the Municipal Clerk for putting all the documents together regarding the OPRA request that was filed pertaining to Glenmont Commons. Mr. Shanoy stated that the potential park area is also a safety hazard as there are bears in the area and the grass and shrubbery are not maintained.**

**Seeing no one else come forward to speak, Mr. Madin entertained a motion to close the public hearing. A motion to close the public hearing was made by Council Member Carifi, and seconded Council Member Peterson followed by a Roll Call with all the Council Members answering Yes**

**V. ORDINANCES**

A. INTRODUCTION

1. ORDINANCE 2021:01

**AMENDING AND SUPPLEMENTING CHAPTER 290, PARKS, RECREATION AREAS AND PUBLIC LANDS, ARTICLE I, MOTOR VEHICLES; FEES, SECTION 290-4, KNOLL COUNTRY CLUB UTILITY FEES AND CHAPTER A445, FEES COMPILATION, SECTION A445-37, KNOLL COUNTRY CLUB UTILITY, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN THE COUNTY OF MORRIS, NEW JERSEY**

**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 **January 19, 2021** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **February 16, 2020** 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 Ordinances.

**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 Mr. Carifi, seconded by Ms. Peterson.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms. Peterson, Mr. dePierro

B. SECOND READING & PUBLIC HEARING

None

**VI. NON-CONSENT AGENDA**

A. RESOLUTIONS

1. R2021-031 Establish Temporary Budget Appropriations for Calendar Year 2021

**WHEREAS**, N.J.S.A. 40A:4-19 provides that where any contracts, commitments or payments are to be made prior to final adoption of the calendar year 2021 budget, temporary appropriations should be made for the purposes and amounts required in the manner and time therein provided, and;

**WHEREAS**, the date of this resolution is within the first thirty (30) days of the fiscal year, and;

**WHEREAS**, the temporary appropriations are limited to 26.25% of the total appropriations in the fiscal calendar year 2020 budget, exclusive of any appropriation made for interests and debt redemption charges, capital improvements and public assistance.

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township of Parsippany-Troy Hills, that the temporary appropriations shown below and further detailed in the attachment(s) be made.

Current Fund	\$ 29,826,497.36
Water Utility	\$ 3,419,314.33
Sewer Utility	\$ 6,562,075.01
Golf Utility	\$ 1,726,807.43

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be forwarded to the Chief Financial Officer.

Motion to approve the Resolution above by Ms. McCarthy, seconded by Mr. Carifi.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms. Peterson, Mr. dePierro

## **VII. CONSENT AGENDA**

**BE IT RESOLVED**, all items listed with an asterisk (\*) are 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 Mr. Carifi, seconded by Ms. Gragnani.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms. Peterson, Mr. dePierro

### **A. RESOLUTIONS**

- 1. R2021-024\* Award of Contract s to RER Supply, LLC and S. Rotondi & Sons, Inc. for Yard Waste Transportation and Disposal/Recycling**

**WHEREAS**, the Township of Parsippany-Troy Hills received bid proposals for Yard Waste Transportation and Disposal/Recycling on December 17, 2020, and

**WHEREAS**, the Director of Purchasing, Purchasing Assistant and Director of Public Works have reviewed the bids received and recommend that contracts be awarded to the lowest responsible bidders as follows, RER Supply, LLC, 4 South Corporate Drive, Riverdale, NJ 07457 for the unit price proposed for Bid Item # 1: Mixed Yard Waste Price Per Cubic Yard for Initial Two Years of \$12.19 and S. Rotondi & Sons, Inc., P.O. Box 1407, Summit, NJ 07902 for the unit price proposed for Bid Item # 2: Leaves Price Per Cubic Yard for Initial Two Years of \$8.89, and

**WHEREAS**, the Chief Financial Officer of the Township of Parsippany-Troy Hills has certified the availability of funds is incumbent upon approval of the corresponding budget appropriations in the 2021 municipal budget under the following:

“2021 Temporary Budget/Sanitation & Recycling O.E.”

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Parsippany-Troy Hills that the bids for Yard Waste Transportation and Disposal/Recycling be awarded as stated above in accordance with the terms and conditions contained in the advertising specifications and that the Mayor and Township Clerk are authorized to execute the contracts.

**BE IT FURTHER RESOLVED** these contracts may be extended by resolution for one additional two-year term at the conclusion of the initial two-year term based upon the pricing submitted for the additional two-year term and a recommendation by the Director of Public Works that the services for the initial two-year term were performed in an effective and efficient manner.

## **2. R2021-025\*Contract for Affordable Housing Administrative Agent Services**

**WHEREAS**, the Township of Parsippany-Troy Hills has a need to acquire professional services related to Affordable Housing Administrative Agent Services as a fair and open contract pursuant to the provisions of P.L. 2004, c.19 (N.J.S.A. 19:44A-20.5 et seq.); and

**WHEREAS**, the Township advertised for a Request for Proposals from parties interested in providing Professional Services Related to Affordable Housing Administrative Agent Services to the Township; and

**WHEREAS**, the Director of Purchasing and Purchasing Assistant for the Township have reviewed the proposals received and recommend that a contract be awarded to CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, and

**WHEREAS**, the Chief Financial Officer of the Township of Parsippany-Troy Hills has certified to the availability of funds in the following:

“COAH – Affordable Housing Trust Account.”

**NOW, THEREFORE, BE IT RESOLVED** as follows:

- (1) That the Township Council of the Township of Parsippany-Troy Hills authorizes the Mayor to enter into an agreement with CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, contingent upon completion and submission of a Business Entity Disclosure Certification which is in compliance with Township Ordinance 10:02 (Municipal Code Book 1, Chapter 12), not later than 10 days prior to entering into the contract; and
- (2) This contract shall be awarded pursuant to a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq. and as "Professional Services" pursuant to N.J.S.A. 40A:11-5(1)(a).

**3. R2021-026\*Approving an Agreement with Jersey Central Power and Light Authorizing the Execution of an Agreement for the Acceptance and Treatment of Wastewater**

**WHEREAS**, JERSEY CENTRAL POWER & LIGHT COMPANY, is a New Jersey corporation with its principal offices at 300 Madison Avenue, Morristown, New Jersey 07960 (hereinafter referred to as "JCP&L"); and,

**WHEREAS**, JCPL formally owed a parcel in the Township, Block 449, Lot 3, on Fanny Road that required groundwater remediation and continues to have that requirement; and,

**WHEREAS**, the Township had a prior Ten-Year Agreement with JCPL dated January 7, 1994 for the same purpose, which has since expired; and,

**WHEREAS**, the pipe from this site to the Township Collection System still exists, however, new treatment units will be installed; and,

**WHEREAS**, JCPL wishes to enter into a new Ten-Year Agreement with the Township, with provisions for extensions, for the resumption of the acceptance and treatment of remediated groundwater from this Site; and,

**WHEREAS**, after negotiations with the Sewer Utility, a new agreement was developed, a copy of which is attached hereto, and executed by JCPL; and,

**WHEREAS**, it is in the best interest of the Township to enter into this Agreement with JCPL for the acceptance and the treatment of remediated Ground Water from Block 449, Lot 3.

**NOW, THEREFORE, BE IT RESOLVED**, by the Parsippany-Troy Hills Township Council, County of Morris, State of New Jersey, that:

The attached Agreement with JCPL is hereby approved; and the Mayor and Township Clerk are hereby authorized and directed to execute said agreement on behalf of the Township of Parsippany-Troy Hills.

**4. R2021-027\*Authorizing Change Order #1 for Rental of Golf Carts**

**WHEREAS**, a change order is necessary for the contract for Rental of Golf Carts with E-Z-GO, Division of Textron, Inc., 1451 Marvin Griffin Road, Augusta, GA 30906, resulting in a net increase in costs in the amount of \$34,179.30 each year for the final two years of the contract (2021 & 2022), and

**WHEREAS**, the Golf Superintendent has recommended the changes as outlined in Change Order # 1 for thirty (30) additional golf carts needed to adequately service golfers at the Knoll East and Knoll West golf courses due to a significant increase in play and a reduction in cart availability due to Covid related sanitizing issues.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Parsippany-Troy Hills that it hereby approves Change Order # 1, resulting in an annual increase of \$34,179.30 in the contract price for the supply of thirty (30) additional carts for each year of the remaining two (2) years of the contract (2021 & 2022).

**BE IT RESOLVED** that the Mayor is authorized to execute Change Order # 1, in the form on file with the contract in the Purchasing Department.

**5. R2021-028\*Change Order #4 Laboratory Improvements at the Wastewater Treatment Plant**

**WHEREAS**, change order to the contract with T.N.S. Construction, LLC, 1294 Waterloo Road, Stanhope, NJ 07874 for LABORATORY IMPROVEMENTS at the WASTEWATER TREATMENT PLANT, are necessary and prudent, and after consideration of this extra work, Change Order # 4 results in an increase in total Project Cost by an amount of \$3,500.00 resulting in a new total contract price of \$682,735.90; and,

**WHEREAS**, Change Order #1, in the amount of \$3,500.00 and Change Order # 2 in the amount of \$6,000.00, increased the Total Contract amount to \$679,235.90, were approved with the adoption of Resolution R2020-174; and,

**WHEREAS**, Architectural Design Associates, the Township's Architect for this Project, has recommended approval of Change Order #4 for the construction of a seepage pit as detailed therein.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Parsippany-Troy Hills, that it hereby approves Change Order # 4, increases in total cost of the Project by amounts of \$3,500.00 and resulting in a new total contract price of \$682,735.90.

**BE IT FURTHER RESOLVED** by that the Mayor is authorized to execute Change Order # 4, in the form on file with the Township Clerk.

**B. APPLICATIONS**

**1. R2021-029\*2021 Renewal of Licenses – Part II**

**BE IT RESOLVED** by the Township Council of the Township of Parsippany-Troy Hills that the following Licenses be renewed for the year 2021:

<b><u>TOURIST ACCOMMODATIONS</u></b>	<b><u>NUMBER OF ROOMS</u></b>
Sheraton Hotel	370
Residence Inn	151

**ENTERTAINMENT**

Sheraton Hotel

**2. R2021-030\*Person-to-Person Transfer of Plenary Retail Consumption License for Rout 46 Park Plaza Associates, LLC from TGI Friday’s, Inc.**

**WHEREAS**, an application has been filed for a Person-to-Person Transfer of Plenary Retail Consumption License Number 1429-33-017-008 for TGI Friday’s, Inc. to Route 46 Park Plaza Associates, LLC; and

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed, and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Parsippany-Troy Hills Council does hereby approve, effective January 19, 2021, the Person-to-Person Transfer of the aforesaid Plenary Retail Consumption License #1429-33-017-008.

**VIII. APPROVAL OF PAYROLL AND BILLS LIST**

A. CFO Juan Uribe recommends authorization for payment:

1. Authorize payment of the January 22, 2021 regular and miscellaneous payroll estimated at \$1,700,000.00

2. Payment of bills from voucher list of 1/15/21 through 1/17/21 is \$1,044,646.60

Motion to approve the authorization for payment above by  
Ms. Gragnani, seconded by Mr. Carifi.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms.  
Peterson, Mr. dePierro

## **IX. ADJOURNMENT**

Motion to Adjourn the Meeting by Ms. Gragnani, Seconded By Mr. Carifi.

**ROLL CALL:** Yes-Mr. Carifi, Ms. Gragnani, Ms. McCarthy, Ms. Peterson, Mr. dePierro

Respectfully submitted,

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Khaled Madin, Township Clerk

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Michael J. dePierro, Council President

Minutes Approved: March 16, 2021