# COUNCIL AGENDA

## TOWNSHIP OF PARSIPPANY-TROY HILLS
## REGULAR TOWNSHIP COUNCIL MEETING OF NOVEMBER 24, 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. 10/6/26 @ 7:00 PM Agenda Meeting
2. 10/20/26 @ 7:00 PM Regular Meeting

## II. PRESENTATION(S)/REPORTS

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

## III. ORDINANCES - SECOND READING & PUBLIC HEARING

1. **ORDINANCE 2026:42**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 200, LOT 1.2 & 1.03 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF PARSIPPANY AND LOCATED AT 1515 ROUTE 10, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A.40a:12A-1 ET SEQ.**

DRAFT

The Notice for Ordinance 2026:42 was posted on the official website of the Township of Parsippany-Troy Hills on October 21, 2026, and introduced at the October 20, 2026, Regular Meeting.

Motion to accept Ordinance 2026:42 be heard in its second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2026:42 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:42 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 publicized on the official Township website according to law.

Motion to approve the Resolution above for Ordinance 2026:42 by _____, seconded by _____.
ROLL CALL:

2. **ORDINANCE 2026:43**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 430 OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO PROHIBIT DATA CENTERS WITH AN ELECTRICAL CAPACITY EXCEEDING 10 MEGAWATTS AS A PERMITTED USE IN ALL ZONING DISTRICTS**

The Notice for Ordinance 2026:43 was posted on the official website of the Township of Parsippany-Troy Hills on October 21, 2026, and introduced at the October 20, 2026, Regular Meeting.

Motion to accept Ordinance 2026:43 be heard in its second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2026:43 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:43 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 publicized on the official Township website according to law.

Motion to approve the Resolution above for Ordinance 2026:43 by _____, seconded by _____.
ROLL CALL:

3. **ORDINANCE 2026:44**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY, AMENDING CHAPTER 430, ZONING, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ADOPT ARTICLE LXIV, CANNABIS ESTABLISHMENTS, AND TO AMEND SECTIONS 430-88, 430-96, 430-104, 430-144, 430-154, 430-165, 430-173 AND 430-213.1**

The Notice for Ordinance 2026:44 was posted on the official website of the Township of Parsippany-Troy Hills on November 12, 2026, and introduced at the November 10, 2026, Agenda Meeting.

Motion to accept Ordinance 2026:44 be heard in its second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2026:44 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:44 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 publicized on the official Township website according to law.

Motion to approve the Resolution above for Ordinance 2026:44 by _____, seconded by _____.
ROLL CALL:

4. **ORDINANCE 2026:45**

**ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND RESTATING CHAPTER 119, CANNABIS, OF THE MUNICIPAL CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS**

The Notice for Ordinance 2026:45 was posted on the official website of the Township of Parsippany-Troy Hills on November 12, 2026, and introduced at the November 10, 2026, Agenda Meeting.

Motion to accept Ordinance 2026:45 be heard in its second and final reading by title only, by _____, seconded by _____. ROLL CALL

a. PUBLIC HEARING

Motion to open the public hearing for Ordinance 2026:45 by _____, seconded by _____.
ROLL CALL:

Motion to close the public hearing for Ordinance 2026:45 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 publicized on the official Township website according to law.

Motion to approve the Resolution above for Ordinance 2026:45 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**

DRAFT

**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. **R2026-256*Authorizing the Township of Parsippany-Troy Hills Schedule of Township Council Meetings for 2027**

2. **R2026-257*Approving Annual Compensation for Board Members of Fire District No. 2 in Accordance with N.J.S.A. 40A:14-88**

3. **R2026-258*Approving Annual Compensation for Board Members of Fire District No. 4 in Accordance with N.J.S.A. 40A:14-88**

4. **R2026-259*Authorizing Change Order No. 1 for the Meter Replacement Program – Phase II Project Awarded to Metertek Utility Services, Inc.**

5. **R2026-260*2027 Renewal of Licenses – Amusement Games, Entertainment, Taxi/Limo, Tourist Accommodations**

6. **R2026-261*Authorizing Change Order No. 1 (Final) for the Redevelopment Services for Production Well 8-3 & Development of Test Well TB-8-3R Project**

7. **R2026-262*Approving a New Limousine License for Qasim Iqbal Gondal**

8. **R2026-263*Authorizing the Purchase of Barracuda Email Protection, Bittitan Migration Bundle License, and Microsoft Entra ID PI, Microsoft Office 365 G1, Microsoft Office 365 G3, and Enterprise Mobility Plus Security G3 Software from Dell Marketing, LP**

9. **R2026-264*Authorizing the Purchase of One Leach 8 Cubic Yard Mini Rear Packer Body with Options**

10. **R2026-265*Authorizing the Purchase of Two Western Star 47X Chassis with Options**

11. **R2026-266*Authorizing the Cancellation and Refund of Property Taxes for Block 516, Lot 35 – 100% Disabled Veteran**

12. **R2026-267*Authorizing the Purchase of Cirruscentral Management Platform and Cirrus System Management Advanced Software Subscription for Two Years from Motorola Solutions Inc.**

DRAFT

13. **R2026-268*Authorizing the Purchase of One 2027 Ford Transit Cargo Van T-350 with Options**

14. **R2026-269*Authorizing the Cancellation and Refund of Property Taxes for Block 765, Lot 42.2 – 100% Disabled Veteran**

15. **R2026-270*Authorizing the Purchase of One 2027 Ford F-350 4x4 SD Super Cab, One 2026 Ford Ranger 4x4 Super Crew, Three Ford F350 4x4 SD Regular Cab**

16. **R2026-271*Authorizing the Purchase of Five 2027 Ford Police Utility Interceptor AWD Vehicles**

17. **R2026-272*Authorizing a Contract for Roof Repairs at Knoll Country Club West Building and Various Park Structures Located at Knoll Drive**

18. **R2026-273*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 (Chapter 159, P.L. 1948) – National Opioid Settlement**

19. **R2026-274*Declaring a Certain Property Identified as Block 421.4, Lot 3 on the Official Tax Map of the Township of Parsippany-Troy Hills and Located at 15 Waterview Boulevard, as a Non-Condemnation Area in Need of Redevelopment**

## VI. APPROVAL OF MINUTES

1. Agenda Meeting – 10/6/26
2. Regular Meeting - 10/20/26

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

## VII. ORDINANCES - FIRST READING

1. **ORDINANCE 2026:46**

**AN ORDINANCE AMENDING CHAPTER 420, WATER, SECTION 1, DEFINITIONS, AND SECTION 6, METERS OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, 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 **November 24, 2026** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 15, 2026** 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.

DRAFT

**BE IT FURTHER RESOLVED** that the Clerk be authorized and directed to publicize said Ordinance with the Notice of Introduction thereof being posted on the official Township website according to law.

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

2. **ORDINANCE 2026:47**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 160, FILMING, OF THE CODE OF PARSIPPANY-TROY HILLS**

**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 **November 24, 2026** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 15, 2026** 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 publicize said Ordinance with the Notice of Introduction thereof being posted on the official Township website according to law.

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

3. **ORDINANCE 2026:48**

**ORDINANCE APPROPRIATING $196,274 AVAILABLE IN THE SEWER CAPITAL IMPROVEMENT FUND TO PROVIDE FOR THE PLANNING AND DESIGN OF THE GLENMONT PUMP STATION IMPROVEMENTS PROJECT BY THE TOWNSHIP OF PARSIPPANY-TROY HILLS**

**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 **November 24, 2026** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 15, 2026** 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 publicize said Ordinance with the Notice of Introduction thereof being posted on the official Township website according to law.

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

DRAFT

4. **ORDINANCE 2026:49**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS COUNTY, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 420, WATER, TO INCREASE WATER RATES AND CHARGES**

**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 **November 24, 2026** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 15, 2026** 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 publicize said Ordinance with the Notice of Introduction thereof being posted on the official Township website according to law.

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

5. **ORDINANCE 2026:50**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 329, SECTION 17, SEWER RENTAL FEES, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS**

**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 **November 24, 2026** and that said Ordinance be further considered for second reading and final passage at a Meeting to be held on **December 15, 2026** 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 publicize said Ordinance with the Notice of Introduction thereof being posted on the official Township website according to law.

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

## VIII. NON-CONSENT AGENDA

1. **R2026-254** Authorizing the Execution of an Redevelopers Agreement between the Township and Toll NJ I, LLC, for Block 175 Lot 52 Commonly Known as 4 Gatehall Drive

**(Carried over from the November 10, 2026 Agenda Meeting)**

DRAFT

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

ROLL CALL:

2. **R2026-275** Authorizing the Participation of the Township in Albertsons National Opioids Settlements and the Execution of All Related Settlement Documents

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

ROLL CALL:

:

3. **R2026-276** Requesting Approval of the Director of the Division of Local Government Services to Establish a Dedication by Rider for Donations-Capital Improvements to be Included in the 2026 and Subsequent Budgets

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

ROLL CALL:

4. **R2026-277** Appropriating $196,274 Available in the Sewer Capital Improvement Fund to Provide for Preliminary Costs Relating to the Planning and Design of Glenmont Pump Station Improvements by the Township of Parsippany-Troy Hills

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

ROLL CALL:

5. **R2026-278** Awarding a Contract for Sewer Utility Superintendent/Engineering Consultant

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

ROLL CALL:

## IX. APPLICATIONS FOR LICENSES AND PERMITS

None

## X. APPROVAL OF PAYROLL AND BILLS LIST

A. CFO Angelica Sabatini recommends authorization for payment:

1. Authorize payment of the 11/20/26 2026, regular and miscellaneous payroll estimated at $1,650,000.00

2. Payment of bills from voucher list of 11/20/26 is estimated to be $1,037,161.43

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

ROLL CALL:

DRAFT

## XI. ADJOURNMENT

Motion to Adjourn the Meeting by _____ Seconded by_____

ROLL CALL:

DRAFT