

Council President Bloom called the regular meeting of the Mine Hill Township Council to order at 7:30 pm and led those present in the Pledge of Allegiance.

OPEN PUBLIC MEETINGS NOTICE

Mr. Bloom announced that adequate notice for this meeting had been given as required by law.

ROLL CALL: Present – Mr. Bloom; Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis
Absent – None
Also Present – Mr. Morris, Mayor; Mr. Oostdyk, Township Attorney; Mrs. Macchia,
Municipal Clerk
Public Present – 5

APPROVAL OF MINUTES

A motion was made by Mr. Pepperman and seconded by Ms. Kanzenbach to approve the minutes of June 12, 2014 as presented. The roll was called, and the minutes were approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

COMMUNICATIONS & PETITIONS

The following items of correspondence were noted:

- a. Parsippany-Troy Hills re: Notice of Resolution
- b. Wharton Police Department re: Ordinance Amending Chapter 10

Mr. Morris noted that NJDOT has relaxed many of the rules associated with Amendments to Chapter 10 (Traffic). Township Engineer Paul Sterbenz will be in attendance at the next meeting to discuss prior to adoption.

CONSIDERATION & APPROVAL OF VOUCHERS

Bills List

Following brief discussion, a motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to approve the bills list as presented. Seeing no discussion, the motion was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

PUBLIC HEARING ON ORDINANCES PREVIOUSLY INTRODUCED

Ordinance 18-14 An Ordinance to Amend Chapter 15.12 of the Revised General Ordinances of the Township of Mine Hill and Providing the Procedure for Addressing Buildings Unfit, for Human Habitation, Occupancy, or Use

Upon motion made and seconded and a voice vote, the public hearing on this ordinance was opened.

Mr. Willis discussed concerns with portions of the ordinance. Mr. Morris responded that most of this ordinance is already covered by our use of the International Property Maintenance Code, adding that this is not an attempt to use eminent domain. Mr. Oostdyk added that this is intended for houses that are left to deteriorate over an extended period of time, not for properties that residents are in the process of improving.

Seeing no further discussion, the public hearing on this ordinance was closed.

A motion was made by Mr. Coranato and seconded by Ms. Kanzenbach to adopt the ordinance. The roll was called, and the ordinance was adopted by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
Nays: none
Absent: none
Abstentions: none

BE IT ORDAINED, by the Township Council of the Township of Mine Hill, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. Chapter 15.12 of the Revised General Ordinance of the Township of Mine Hill, currently entitled “Unfit Dwellings” shall be re-titled “Buildings Unfit for Human Habitation, Occupancy or Use” and amended to read it its entirety as follows:

Chapter 15.12

Buildings Unfit for Human Habitation, Occupancy, or Use

15.12.010 Public Officers Designated.

The Housing Officer, Construction Official, or Health Officer of the Township are designated as the Public Officers authorized to exercise the powers prescribed by this Chapter, and they shall serve in such capacity without any additional salary. Each may act individually to exercise the powers established under this Chapter.

15.12.020 Determination of unfitness.

For the purpose of the within section, the Public Officers may determine that a dwelling is unfit for human habitation if they find that conditions exist in such dwelling which are dangerous or injurious to the health or safety of the occupants of the dwelling, the occupants of neighboring dwellings or other residents of the Township. Such conditions may include the following (without limiting the generality of the foregoing); defects therein increasing the hazards of fire, accident or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair, structural defects, uncleanness, or a failure to comply with the requirements of the building code or the certificate of occupancy for the building.

15.12.030 Housing Code adopted as guide.

Pursuant to the provisions of N.J.S.A. 40:49-5.1 the New Jersey State Housing Code is accepted, adopted and established as a standard to be used as a guide in determining the fitness of a building for human habitation, occupancy, or use.

15.12.040 Petition charging unfitness – Notice and hearing.

Whenever a petition is filed with one of the Public Officers by a public authority as defined in N.J.S.A. 40-48-2.4, or by at least five residents of the Township charging that any dwelling is unfit for human habitation as defined in this chapter or whenever it appears to the Public Officers (on his or her own motion) that the dwelling is unfit for human habitation as defined in this chapter, he or she shall, if his or her preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner and parties in interest in such dwelling a complaint stating the charges in that respect and containing a notice that a hearing will be held before a Public Officer (or his or her designated agent) at a place therein fixed not less than ten (10) days nor more than thirty (30) days after the serving of the complaint; that the owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person or otherwise and give testimony at the time and place fixed in the complaints, and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before a Public Officer.

15.12.050 Public Officers determination – Action.

If after such notice and hearing the Public Officers determines that the dwelling under consideration is unfit for human habitation, as defined in this chapter, he or she shall state in writing his or her findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof and parties in interest an order requiring:

A. The repair, alteration or improvement of the building to be made by the owner, within a reasonable time, which time shall be set forth in order or at the option of the owner to vacate or to have the building vacated and closed within the time set forth in the order;

B. If the building is in such a condition as to make it dangerous to the health and safety of persons on or near the premises and the owner fails to repair, alter or improve the building within the time specified in the order, that the owner remove or demolish the building within a reasonable time as specified in the order of removal;

C. If the owner fails to comply with an order to repair, alter or improve or, at the option of the owner, vacate and close the building, the Public Officer may cause such building to be repaired, altered or improved or to be vacated and closed; that the Public Officer may cause to be posted on the main entrance of any building so closed, a placard with the following words, “This building is unfit for human habitation or occupancy or use; the use of occupation of this building is prohibited and unlawful”;

D. If the owner fails to comply with an order to remove or demolish the building, the Public Officer may cause such building to be removed or demolished or may contract for the removal or demolition thereof after advertisement for, and receipt of, bids therefor;

E. That the amount of: (1) the cost of the filing of legal papers, expert witnesses fees, search fees and advertising charges, incurred in the course of any proceeding taken under this section determined in favor of the Township; and (2) such costs of such repairs, alterations or improvements, or vacating and closing or removal or

demolition, if any, or the amount of the balance thereof remaining after deduction of the sum, if any, realized from the sale of materials derived from such building or from any contract for removal or demolition thereof, shall be a municipal lien against the real property upon which such cost was incurred. If the building is removed or demolished by the Public Officer, he or she shall sell the materials of such building. These shall be credited against the cost of the removal or demolition thereof, proceeds of any such of such material or any derived from any contract for the removal or demolition of the building. If there are no such credits or if the sum total of such costs exceeds the total of such credits, a detailed statement of the aforesaid costs and the amount so due shall be filed with the municipal tax assessor or other custodian of the records of tax liens and a copy thereof shall be forthwith forwarded to the owner by registered mail. If the total of the credits exceeds such costs, the balance remaining shall be deposited in the Superior Court by the Public Officer, shall be secured in such manner as may be directed by such court and shall be disbursed according to the order or judgment of the court to the persons found to be entitled thereto by final order or judgment of such court; provided, however, that nothing in this chapter shall be construed to impair or limit in any way the power of the Township to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise. Any owner or party in interest may, within sixty (6) days from the date of the filing of the lien certificate, proceed in a summary manner in the Superior Court to contest the reasonableness of the amount or the accuracy of the costs set forth in the municipal lien certificate.

15.12.060 Service of complaints and orders.

Complaints or orders issued by the Public Officers pursuant to this chapter shall be served upon persons either personally or by registered mail, but if the whereabouts of such person is unknown and the same cannot be ascertained by the Public Officers in the exercise of reasonable diligence and the Public Officers shall make an affidavit to that effect, then the serving of such complaint or order upon such person may be made by publishing the same once each week for two successive weeks in a newspaper circulated in the Township. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order, and a copy of such complaint or order shall be duly recorded or lodged for record with the county recording officer of the county in which the dwelling is located.

15.12.070 Powers of the Public Officers.

The Public Officers is authorized and empowered to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following in addition to others herein granted:

- A. To investigate the dwelling conditions in the Township in order to determine which dwellings therein are unfit for human habitation;
- B. To administer oaths, affirmations, examine witnesses and receive evidence;
- C. To enter upon premises for the purpose of making examination; provided, that such entries shall be made in such a manner as to cause the least possible inconvenience to the persons in possession;
- D. To appoint and fix the duties of such officers, agents and employees as he or she deems necessary to carry out the purposes of this chapter; and
- E. To delegate any of his or her functions and powers under this chapter to such officers and agents as he or she may designate.

15.12.080 Enforcement of chapter not impaired.

Nothing in this chapter shall be construed to abrogate or impair the power of the Township or any officer or department to enforce any provisions of this chapter, or its ordinances or regulations, not to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred upon the Township by any other law or ordinance.”

SECTION 2. This Ordinance may be renumbered for codification purposes.

SECTION 3. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect as required by law.

ADMINISTRATIVE AGENDA

Mr. Morris discussed several significant public works projects coming up, including repair of catch basins and paving of roads. He reported that the lights for the Dolores Path are ready for installation and should be finished by the end of July. On Xenia Court, 250+ feet of sidewalk is going to be replaced. Sidewalks on

James Street are also going to be investigated. Mr. Morris reported that the Randolph Avenue Sidewalks are going out to bid on Monday and that the portion of the project down Canfield Avenue is going to the State for review next week. Mr. Morris went to the most recent Board of Education meeting, and reported that they are attempting to improve the gravel lot and lighting at the School and that the teachers' contract has been renewed. Mr. Morris also reported that he is going to ask the Council to approve a professional services contract for IT. Mr. Morris noted that the speed bumps are going to be removed and a design is in progress for more appropriate permanent speed bumps.

REPORTS OF COUNCIL LIAISONS

Recreation/Community Committee

No report.

Board of Education

Mr. Coranato reported that part of the new teachers' contract includes the teachers coming in earlier. He also reported that a new security system is being implemented.

Fire & First Aid

Mr. Pepperman reported that the Fire Department held the Circus last weekend and it was successful. Discussion followed regarding budgeting for Fire equipment.

Police

Mr. Pepperman reiterated the discussion of the traffic calming ordinance.

Open Space Committee

No report.

Planning Board

Mr. Morris report that an applicant who received a D variance was denied their site plan application due to deficiencies in the application.

OPEN TO THE PUBLIC

John Gangemi, resident of Route 46, spoke on behalf of the Jr. Knights team of which Mine Hill is a part. He noted that the Township has not made its contributions to the team. Mr. Oostdyk responded that there are State laws that prevent the Township from paying. Mr. Gangemi argued that the rest of the Townships that participate have paid. Discussion followed. Mr. Gangemi provided a memo from Wharton's attorney that advised Wharton that they could pay. Mr. Oostdyk took a copy of the memo to investigate. Mr. Morris noted that it is not that the Township doesn't want to pay the bill but that it is not allowed to at the present time.

John Paschal, resident of Thomastown Road, suggested that the millings from Thomastown's repaving be used to repair the municipal building parking lot. Mr. Morris responded that that's already part of the plan.

INTRODUCTION OF ORDINANCES

Ordinance 15-14 (Reintroduction) An Ordinance Amending Chapter 25 of the Revised General Ordinances of the Township of Mine Hill and Providing for the Regulation of Signs within the Township

A motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to introduce the ordinance. It was noted that the public hearing on this ordinance will take place on July 17, 2014. The roll was called and the ordinance was introduced by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

BE IT ORDAINED, by the Township Council of the Township of Mine Hill, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. Section 25-10.20 of the Revised General Ordinances of the Township of Mine Hill, entitled "Signs", shall amended to read in its entirety as follows:

25-10.20 Signs.

25-10.20.1 Purpose.

A. In all zoning districts within the jurisdiction of this Ordinance, signs may be used, erected, maintained, altered, relocated, removed or demolished only in compliance with the provisions of this Section and any and all ordinances and regulations of the municipality relating to the use, erection, maintenance, alteration, moving or removal of signs or similar devices.

1. The intent of these regulations are to:

- (a) Control the size, location, character and other pertinent features of all exterior signs or interior signs visible from the exterior of the building;
 - (b) Promote signage which is compatible with its surroundings, orderly, readable, appropriate, helpful and not distracting to motorists;
 - (c) Discourage and render unlawful signs which contribute to visual pollution and clutter, are in disrepair or of faulty construction, or are in any way detrimental to the public safety and welfare.
2. Standards set forth herein with respect to size, location, and number of signs constitute zoning regulations. Deviations from these sign standards with respect to size, number and/or location of signs shall require the granting of a bulk zoning variance by the approving Board. Deviations from all other sign standards shall require the granting of a design waiver by the approving Board.

25-10.20.2 Permits.

A sign permit shall be required before the erection, re-erection, construction, alteration, or placement or location of any permanent sign permitted by this Chapter. No sign shall be constructed or displayed unless a permit shall have been obtained from the administrative official, or unless the signs have been approved of as part of a site plan or subdivision. All applications shall be signed by the owner of the sign and the property owner on whose premises the sign is to be erected. All applications shall contain a sketch of the proposed sign, drawn to scale, the wording or message and, where the sign will be attached to a building. A plot plan shall also be provided showing the location of the proposed sign with dimensions to the nearest building, lot lines and existing freestanding signs within one hundred (100) feet of the proposed sign. All applications shall be accompanied by the appropriate fee. As soon as the sign has been erected, the applicant shall notify the Construction Official for a final inspection.

- A. A permit shall not be required for the following, provided such items are subject to all other provisions of this Chapter:
 1. Repainting or resurfacing of signs.
 2. Relocation of signs as required by the municipality.
 3. Exempt signs pursuant to this Section.
- B. In hearing any application for a variance or design waiver pertaining to signage, the Planning Board may consider modification to the overall sign design for the site. This may include a reduction in the quantity of signs, and/or a reduction in advertising area of signs in order to promote the purpose of this section and so the benefits of granting relief will outweigh the detriments.

25-10.20.3 Removal.

Signs shall be removed in the following instances:

- A. **Signs on Vacant Premises or for Discontinued Use.** The owner of a property shall remove, cover, or reverse the advertising, message, symbol or other information conveyed by signs within thirty (30) days after the activity, business or use it advertises or calls attention to is no longer conducted in or upon the premises.
- B. **Illegal Signs.** Any sign erected or applied in violation of this Chapter shall be immediately removed by the owner. Any sign illegally placed in a public right-of-way shall be subject to removal by the Township and forfeiture at the owner's expense.

25-10.20.4 Size Calculation.

Except where specifically prohibited, all signs may be double-faced, and the maximum area shall apply to each side. The area of the sign shall include each and every part of the sign, including moldings and frames, computed in a rectilinear area as the product of the largest horizontal width and the largest vertical height of the sign. Where the sign is supported by a post or pylon whose surface is being used for advertising purposes, the area of the post, pylon or other supporting members shall be considered as part of the total allowable sign area. Wherever the name or advertising message on a sign is divided between a number of panels or parts, the total area of all of the panels or parts shall be considered as one (1) sign, and where a sign consists of individual letters, logos or numbers attached to a building or structure, the area of the sign shall be considered as the total area encompassed by a rectilinear area of no more than six (6) sides which can collectively enclose all of the letters, logos or numbers.

25-10.20.5 Sign Replacement or Alteration.

If and when any sign is moved, altered or replaced, except for purposes of minor and nonstructural maintenance and/or repairs, the sign shall thereafter conform to all of the requirements of this Ordinance.

25-10.20.6 Design Standards and Requirements.

The following regulations shall be observed for all signs in all zoning districts in the municipality:

- A. Any sign not specifically permitted is hereby prohibited.
- B. No sign shall be erected on any lot or building which does not pertain to the use of the lot or building, unless provided for elsewhere in this section.
- C. Identification signs of a prototype design and corporation logos shall conform to the criteria established within this Ordinance.
- D. A sign should complement the architectural style, scale, and aesthetics of the building and should be designed as an integral architectural element of the site to which it principally relates. As an architectural element, the sign should reflect the period of architecture and should be in harmony with a building's character and use. It must not interfere with architectural lines and details and shall conform to landscape standards associated with signs. Components of signs (supporting structures, backs, etc.), not bearing a message shall be landscaped and constructed of materials or painted a neutral color, to blend with the natural environment.

- E. Where a building requires several different signs under circumstances where this ordinance would permit multiple signs, a consistent design theme shall be created utilizing similar elements such as material, size, background and lettering color, lettering style, illumination and borders.
- F. Any sign located along the right-of-way of a State or Federal highway shall comply with any more restrictive requirements of the State and Federal government relating thereto. No permit for signs along a State or Federal highway shall be issued unless and until all necessary approvals from the State or Federal Government are received. Limitations on signs as set forth in this Section shall not apply to any sign or directional device erected by the Federal, State, County or Township government or agency thereof.
- G. No sign shall be placed in such a position as to endanger traffic by obscuring view or by confusing with official street signs or signals because of position, color or reflective surface and no sign other than street signage or of governmental authority shall be placed within a sight triangle.
- H. No sign shall project over a public walkway, except for signs of governmental authority. For those exceptions where a sign is permitted, the lowest edge of such sign shall be at least eight (8) feet above the sidewalk elevation.
- I. Only one (1) sign of a permitted type for which a permit is required shall be erected on any one (1) premises held in single and separate ownership unless otherwise specified in this Ordinance.
- J. No sign shall have a dimension greater than as approved by the Board as part of site plan approval.
- K. Flags other than official national, State, County, or municipal flags shall be considered to be signs and shall comply with applicable regulations. Flagpoles shall not exceed thirty (30) feet in height nor be located closer than thirty (30) feet to a right-of-way.
- L. Every permitted sign must be constructed with durable materials, must conform with the requirements of the BOCA Building Code and the International Property Maintenance Code, and must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be removed by the municipality at the expense of the owner or lessee of the property on which it is located.
- M. Except where more restrictive limitations apply, no sign or any part thereof shall be located closer than ten (10) feet to any Municipal, State, or Federal street right-of-way or lot line.
- N. All signs shall have a border a minimum of two (2) inches in width on all sides of the sign. The structural frame may be used to meet the requirement for a border.
- O. Parking, traffic control, directional and warning signs as approved or deemed necessary to the public welfare shall be permitted in all zones, provided that they do not exceed four (4) square feet in area and do not contain advertising.

25-10.20.7 Freestanding Signs.

- A. Only one (1) freestanding sign is permitted for each property.
- B. Freestanding signs shall be set back a minimum of thirty (30) feet from any residential district. Freestanding signs shall be placed in a location which will allow sufficient reaction time for drivers on the adjacent roads, and not obstruct the visibility of cars entering and exiting the site.
- C. In no case shall a freestanding sign be located closer than ten (10) feet to any street right-of-way or thirty (30) feet to any side or rear property line unless otherwise noted in the particular zone district.
- D. Freestanding signs shall comply with the freestanding sign setback requirement of the zone where the sign will be located.
- E. No freestanding, ground, monument or pylon sign shall have more than two (2) sign faces. The maximum distance between the faces of a double faced sign shall not exceed eighteen (18) inches.
- F. Freestanding sign components relating to an assemblage of businesses such as a shopping center shall be grouped in an aesthetically compatible and visually coordinated manner.
- G. Freestanding signs shall consist of materials and colors similar to and compatible with the primary structure.
- H. Freestanding signs shall be supported utilizing durable materials which may include concrete, steel, treated wood, other suitable material or combination of same. Supports for freestanding signs shall be set securely in the ground or concrete so that the sign will be capable of withstanding high winds.

25-10.20.8 Facade Signs.

- A. The width of a wall sign extending perpendicular from the building face shall not exceed twelve (12) inches. Signs erected flat against a building wall shall not extend above the height of a vertical wall, parapet or eave to which they are attached.
- B. There shall not be more than one (1) facade or wall sign as herein regulated to each separate tenant of the premises except where the tenant's unit fronts on two (2) streets, then one (1) facade or wall sign shall be permitted per frontage.
- C. No sign shall be placed upon any roof surface.
- D. The maximum height of any facade sign shall not exceed five (5) feet and the maximum width shall not exceed sixty-five (65%) percent of the width of the wall upon which the sign is erected, attached or painted.

25-10.20.9 Canopy and Awning Signs.

Where a business establishment has a canopy or awning, a sign may be attached to the face of the canopy or awning instead of a wall mounted sign provided the sign does not extend above the highest point of the canopy or awning and further provided that:

- A. Signs attached to, painted on or part of the face of the canopy or awning shall not extend above, below, or to the sides of the face of the canopy or awning nor extend more than four (4) inches from the face of the canopy or awning.

- B. For the purpose of this section, canopy or awning shall mean a covering extending from a building wall located at least eight (8) feet above the sidewalk or the ground below, but not including any extension of the building roof.
- C. Maximum sign area and size shall be determined by the size and dimensions of the wall to which the canopy or awning is attached.
- D. The maximum height of any canopy or awning sign shall not exceed three (3) feet and the maximum width shall not exceed seventy-five (75%) percent of the width of the canopy or awning upon which the sign is erected, attached or painted.

25-10.20.10 Time and Temperature Signs.

- A. Signs shall be non-rotating and contain no advertising.
- B. The area of the sign shall not exceed twenty-four (24) square feet nor be located on a lot with less than two hundred (200) feet of road frontage.
- C. There shall not be any other time and temperature sign within one thousand five hundred (1,500) feet of another such sign.

25-10.20.11 Illumination.

- A. Illuminated signs shall not be illuminated by means of any flashing, occulting or moving light, nor shall any sign be erected which either mechanically, by shimmering or any other means, gives the appearance of a flashing, occulting or moving light.
- B. No internally illuminated signs shall be permitted in any zoning district. Illumination shall be from an indirect source only, such as a spotlight or by means of backlighting. Back lighted signs shall be constructed so that the lighting itself is not directly visible and so that it shines upon the building at a level sufficient only to display the sign's features. Any lighting fixtures mounted on the sign or in the vicinity thereof for such purposes shall be installed so as to be shielded or unobtrusive to avoid glare and/or hazards to pedestrians and motorists.
- C. No sign shall contain or be illuminated by the use of neon tubes except as necessary for back lighted signs and, in any event, no neon tubes shall be visible.
- D. Any illuminated sign shall be designed and installed such that the light produced shines only upon the premises where they are located; exterior lighting shall be shielded where necessary to avoid glare or other hazards to motorists, pedestrians or adjoining properties. To the extent feasible, exterior sign lighting shall be directed so that such illumination is confined primarily to the sign features and not portions of the building facade unrelated to the sign.
- E. For all uses, regardless of the zoning district in which the property is situated, sign illumination shall be limited to the hours of operation of the business or use of the property, or shall be terminated by 10:00 p.m., whichever is later.

25-10.20.12 Prohibited Signs.

The following signs are prohibited in all zones in the municipality:

- A. Signs using red, yellow and green lights placed within one hundred (100) feet of any traffic control signal now or hereafter erected.
- B. Moving or revolving signs and signs using blinking, flashing, vibrating, flickering, tracer, sequential or intermittent lighting, with the exception of any time or temperature displays.
- C. Changeable copy displays and message boards except for public uses, quasi-public uses, theaters, and vehicular service station price signs.
- D. Signs using any material which sparkle, glitter, or uses neon or reflective colors, but nothing herein contained is intended to prohibit the use of reflective paint on signs directing traffic or identifying various locations within a lot or parcel. Signs which emit smoke, visible vapors or particles, sound or odor.
- E. Roof and projecting signs except as otherwise noted in this Section.
- F. Signs having more than two (2) sign faces.
- G. Signs or advertising matter of an obscene nature.
- H. Signs using words such as "stop", "look", "danger", etc., which are placed in a manner or position which in the judgment of the Chief of Police constitutes a traffic hazard or otherwise interferes with the free flow of traffic.
- I. Signs which in any way simulate official, direction or warning signs or otherwise cause confusion with those erected or maintained by the State of New Jersey, Morris County or Mine Hill Township or by any railroad, public utility or agency concerned with the protection of the public health or safety or signs which hide from view any traffic or street sign or signal.
- J. Any sign which may dangerously confuse or distract the attention of the operator of a motor vehicle.
- K. Except where specifically permitted, signs advertising a product or service not sold on the premises, signs advertising or directing attention to another premises and any other signs unrelated to the premises on which the sign is erected.
- L. Signs causing interference with radio or television reception.
- M. Signs obstructing doors, fire escapes or stairways or keeping light or air from windows used for living quarters.

N. Streamers, flags, banners, pinwheels, wind driven signs, flapping signs, rotating signs, inflatable signs, A-type signs, sandwich-type signs, sidewalk signs, curb signs and similar advertising devices, except as may otherwise be permitted in this Ordinance.

O. Signs which are portable or fixed on a movable stand; self-supporting without being firmly imbedded in the ground; supported by other objects; mounted on wheels or movable vehicle; or made easily movable in any other manner except as may otherwise be permitted in this Ordinance.

P. Signs attached, affixed or painted on trees, rocks, other natural features, utility poles, light poles, signs attached to other signs, and signs placed upon motor vehicles which are continuously or repeatedly parked in a conspicuous location to serve as a sign.

Q. Any series of two (2) or more signs placed along a street or highway carrying an advertising message, part of which is contained on each sign.

R. No billboard or billboard-type signs shall be erected.

S. Signs located in a public right-of-way, or approved site easement except those owned and maintained by a duly constituted governmental agency.

T. Signs located, painted or affixed on a water tower, storage tank, tower or other similar structure.

25-10.20.13 Exempt Signs - Signs Permitted Without a Permit.

The following signs do not require a sign permit and are exempt from the provisions of this Chapter provided they meet State requirements, where applicable:

A. Signs posted by governmental agencies or pursuant to governmental statute, order or regulation.

B. Temporary and permanent traffic signs and signals installed by the municipality, County and State for the purpose of directing and regulating the flow of traffic.

C. Signs indicating public transportation stops when installed by the municipality or a public transportation facility.

D. One non-illuminated or shielded illuminated residence designation sign attached to a wall, not exceeding one (1) square foot in surface area, shall be permitted for each single-family residence, multi-family residence or conditional home business use.

E. Parking, traffic control, directional, entrance, exit, loading zones, and warning signs when deemed necessary for the public welfare provided that they do not exceed four (4) square feet in area. With the exception of entrance and exit signs, traffic signage shall not contain advertising.

F. Non-illuminated or internally illuminated information or public service signs, such as those advertising the availability of rest rooms, telephone, or similar public conveniences, provided that such signs do not advertise any commercial establishment, activity, organization, product, goods or services, except those of public utilities.

G. Historic tablets, cornerstones, memorial plaques and emblems which do not exceed six (6) square feet in area and which are installed by government agencies or religious organizations.

H. Trespassing signs; signs indicating the private nature of a road, driveway, or premises; and signs prohibiting or otherwise controlling fishing or hunting upon a particular premises, provided that the area of one (1) side of any such sign shall not exceed two (2) square feet.

I. Flags or emblems of religious, educational, civic or governmental organizations flown from supports on the buildings or grounds occupied by the organization whenever and wherever flown in accordance with the laws and rules promulgated by the Federal government, except that no flag may be placed closer than thirty (30) feet to any right-of-way nor exceed a thirty (30) foot height.

J. One (1) lawn sign identifying the occupant and/or conditional home business use, not exceeding two (2) square feet in area for each side located ten (10) feet from the right-of-way and all property lines. A sign for a conditional home business use shall only indicate the name and profession of the resident.

K. Illuminated and non-illuminated signs which are an integral part of vending machines.

L. All temporary signs pursuant to the requirements of Section 25-10.20.14.

M. Signs lighting and displays erected in connection with the observance of holidays. Signs shall be removed within fifteen (15) days following the holiday.

25-10.20.14 Temporary Signs

The following regulations shall apply to temporary signs permitted in any zone unless otherwise specified:

A. Non-illuminated real estate signs announcing the sale, rental or lease of the premises on which the sign is located. The sign may be double-faced and, except as noted below, only one (1) sign shall be permitted on each lot or parcel unless it fronts on more than one (1) street whereby one (1) sign shall be permitted per frontage. The maximum size of the sign shall be in accordance with the following schedule:

1. Residential zones: six (6) square feet

2. Business zones: twelve (12) square feet

3. Industrial zones: twenty-four (24) square feet

4. Residential developments with six (6) or more homes for sale may be advertised on a non-illuminated real estate sign not to exceed thirty-two (32) square feet nor a ten (10) foot height and located within the development advertised.

5. The advertised use of the structure shall be in accordance with the zoning permitted in the district in which it is located.

6. All real estate signs shall be removed within fifteen (15) days after closing, expiration of listing, or settlement on said property or the execution of the lease.

B. Temporary signs for advertising public functions or fund raising events for charitable or religious organizations shall be permitted for a period of thirty (30) days prior to the event and shall be removed within fifteen (15) days after the event.

- C. Temporary political signs may be erected. Campaign signs shall be removed within fifteen (15) days after the election.
- D. Relocation information sign for a period of thirty (30) days. A relocation sign shall be restricted to the present location of the relocating business. The relocation sign shall be incorporated into the existing sign and shall not be in excess of standards set forth for the zone in which the business is located.
- E. Construction Signs. One (1) sign announcing the name of developer, architect, engineer, contractor, subcontractors, funding source, the building enterprise and related information shall be permitted at a site under construction, alteration or repair, provided the sign shall not exceed thirty-two (32) square feet in area and that the sign shall be removed before a Certificate of Occupancy is issued.
- F. Temporary window signs advertising or describing sales or special merchandise are permitted without a permit, only on the first floor, provided that the same sign does not remain visible from the exterior of the building for a period of longer than twenty (20) days and that all of the signs individually or collectively do not exceed thirty (30%) percent of all available window space on the first floor window on which the signs are located.

25-10.20.15 Temporary Special Event Signs.

- A. Notwithstanding any provision of this section, the Administrative Official may issue a temporary permit for a period not to exceed three (3) weeks for special signs advertising the opening of a new business or commercial enterprise subject to the following conditions:
 - 1. A temporary sign permit shall be obtained and specifically note the date of erection and removal.
 - 2. One (1) temporary sign not exceeding thirty-two (32) square feet shall be located on the same property as the business or enterprise they advertise and be set back a minimum of ten (10) feet from the street right-of-way and all adjoining property lines.
 - 3. The use of banners, pennants, flags, and similar advertising devices where it is determined by the Administrative Official that such signs can be erected without impairing the safety and welfare of the general public.
 - 4. Such signs shall be maintained in an orderly manner at all times.
 - 5. Such temporary signs shall be removed immediately upon expiration of the permit. Citation, violations and fines shall commence upon failure to remove the signage upon the expiration date of the permit.
 - 6. All other applicable portions of this section except number and size of signs shall apply.

25-10.20.16 Special Permit Signs.

Signs which either do not lend themselves to the ordinary processes of measurement or, because of their nature, require special control, may be permitted when the Board finds such signs to be in conformance with the intent of this Chapter and appropriate to the type of development or structure to which they are related. Signs of or similar to the following type require special permits:

- A. Signs integrated or structurally incorporated into the architecture of buildings.
- B. Signs formed by the arrangement of cutting of landscaping materials or plantings.

C. The permit may limit the period of time for which the signs may remain.

25-10.20.17 Maintenance.

- A. All signs with all their supports, braces, hooks, anchors and other fastening devices, shall be of substantial and sturdy construction, shall be kept in good repair, and shall be painted or cleaned as often as necessary to maintain a clean, neat, safe and orderly appearance. In the event that the Zoning Officer of the municipality determines that any sign now hereafter erected has fallen into a state of disrepair, has become dilapidated or constitutes a safety hazard, the sign owner and property owner shall be given written notice to correct the condition within thirty (30) days from the date of the mailing of the notice. Failure to correct the condition or file an appeal within the time provided shall constitute a violation of this Section.
- B. All signs shall be maintained in good repair. Lack of proper maintenance shall be considered abandonment and the sign shall be removed upon notification by the Construction Official.
- C. If a sign other than a billboard advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within thirty (30) days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
- D. If the message portion of the sign is removed, leaving only the "shell" of the sign of the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within thirty (30) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This shall not be construed to prevent the changing of the message of a sign.

25-10.20.18 Signs in Residential Zoning Districts.

Only the following signs shall be permitted:

- A. One (1) name plate sign attached to a wall. The sign shall not be more than one (1) square foot in area, and shall be located within the property lines. A sign for conditional home business use shall indicate only the name and profession of the resident.
- B. One (1) lawn sign identifying the occupant and/or conditional home business use, not exceeding two (2) square feet in area on each side located ten (10) feet from the right-of-way and all property lines. A sign for a conditional home business use shall indicate only the name and profession of the resident (not telephone numbers, web addresses or any other information).

C. One (1) permanent sign to identify the name of a residential development of twenty-five (25) units or more. Such sign shall be a maximum of thirty-two (32) square feet in size, seven (7) feet in height and shall be located a minimum of fifteen (15) feet from any property line. Multi-family developments shall be permitted one (1) freestanding sign per development for each public street frontage.

D. At the rental or sales office of the residential development, one (1) temporary freestanding sign advertising the office, not to exceed fifteen (15) square feet in area and not more than five (5) feet in height.

E. Religious institutions, nursing homes, assisted living facilities, private schools, service organizations and public buildings and facilities may have one (1) freestanding sign or bulletin board, not more than twenty-four (24) square feet in area, not to exceed six (6) feet in height, on each major street bordering the property. The source of light from any such sign, if illuminated, shall not be visible from any adjacent property or from any street.

F. Signs deemed necessary by the Governing Body.

G. With the exception of signs as noted in paragraph F. above, no sign permitted in the residential districts shall be located closer than ten (10) feet to any road right-of-way or adjoining property.

25-10.20.19 Signs in Nonresidential Zoning Districts. Only the following signs shall be permitted:

1. One (1) façade, canopy, awning or permanent window sign per nonresidential occupant. The total aggregate area of all such signs shall not exceed ten (10%) percent of the area of the face of the wall upon which such sign or signs are erected, attached or painted.

2. One (1) freestanding sign per lot, in the ED and C Districts only, not to exceed the following standards, based upon the predominant exposure:

Maximum Freestanding Size	Minimum Freestanding Sign Setback	Maximum Freestanding Sign Height
32 sq. ft.	10 feet	15 feet

25-10.20.20 Nonconforming Signs.

A. Subject to the restrictions of this section, nonconforming signs that were otherwise lawful on the effective date of this Article may be continued except as provided below.

1. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. No nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition, nor may illumination be added to any nonconforming sign.

2. A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this Section.

3. If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this Chapter, and the remnants of the former sign structure shall be cleared from the land. For purposes of this Section, a nonconforming sign is "destroyed" if damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds fifty (50%) percent of the value (tax value if listed for tax purposes) of the sign so damaged.

4. The message of a nonconforming sign may be changed as long as it does not create any new nonconformities.

5. Subject to other provisions of this Section, nonconforming signs may be repaired and renovated as long as the cost of such work does not exceed within any twelve (12) month period fifty (50%) percent of the value (tax value if listed for tax purposes) of such sign.

6. If a nonconforming sign other than a billboard advertises a business, service, commodity, accommodation, attraction, or other enterprise of activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall be removed within thirty (30) days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having control over such sign.

7. If a nonconforming billboard remains blank for a continuous period of one hundred eighty (180) days, that billboard shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this article or be removed by the sign owner, owner of the property where the sign is located, or other person having control over such sign. For purposes of this Section, a sign is "blank" if;

(a) It advertises a business service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted; or

(b) The advertising message it displays becomes illegible in whole or substantial part; or

(c) The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

SECTION 2. Section 25-2 of the Revised General Ordinances of the Township of Mine Hill, entitled "Definitions" shall be amended by the inclusion of the following additional definitions:

Billboard Sign shall mean a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Facade shall mean the total wall surface, including door and window area, of a building's principal face. In computing permitted sign area, only one (1) face of a building may be used as the principal face.

Facade Sign - See wall sign.

Freestanding Sign shall mean any immovable sign not affixed to a building.

Ground or Monument Sign shall mean any sign, other than a pole sign, placed upon or supported by the ground independent of any other structure.

Pole or Pylon Sign shall mean a sign that is mounted on a freestanding pole or similar support so that the bottom edge of the sign face is three (3) feet or more above grade.

Portable Sign shall mean a sign that is not permanent, affixed to a building, structure or the ground.

Residence Designation Sign shall mean a sign or plate indicating the name of the property or occupants.

Roof Sign shall mean a sign erected above the facade or on the roof of a building.

Temporary Sign shall mean a sign that (a) is used in connection with a circumstance, situation, or event that is designed, intended, or expected to take place or to be completed within a reasonably short period of time after the erection of such sign, or (b) is intended to remain on the location where it is erected or placed for a period not more than fifteen (15) days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

Wall Sign shall mean a sign attached to, painted upon or erected against an awning, canopy, the wall or facade of a building or structure and not extending more than twelve (12) inches from a building face or facade of the structure.

Window Sign shall mean a sign maintained in or painted upon a window which is clearly visible from the exterior of a structure through a window.

The following definition shall replace the existing definition of “sign”:

Sign shall mean any object, device, display or structure or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images

SECTION 3. This Ordinance may be renumbered for codification purposes.

SECTION 4. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect as required by law.

Ordinance 19-14 An Ordinance to Amend Chapter 10 of the Revised General Ordinances of the Township of Mine Hill and to Establish Additional Stop Intersections at Various Locations and Reduce the Speed Limit to 25 MPH on Randall Avenue

A motion was made by Mr. Coranato and seconded by Mr. Pepperman to introduce the ordinance. It was noted that the public hearing on this ordinance will take place on July 17, 2014. The roll was called and the ordinance was introduced by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

BE IT ORDAINED, by the Township Council of the Township of Mine Hill, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. The Revised General Ordinances of the Township of Mine Hill are hereby amended by amending Chapter 10 entitled “Vehicles and Traffic”, Section 10.08.020 “Stop Intersection” to add the following intersections to Schedule VIII “Stop Intersections”:

Intersection	Stop Sign at
Clark St. and Bassett Avenue.	Both (Four Way)
Clark St. and Hillside Avenue	Both (Four Way)
Clark St. and Oakwood Avenue	Both (Three Way)
Hillside Avenue and Chestnut St.	Both (Four Way)
Bassett Ave. and Chestnut St.	Both (Four Way)
Bissell Avenue and 5 th Avenue	Bissell and 5 th Avenue Northbound Only (Three Way)
Dickerson Mine Road and Green Road	Both (Three Way)
Central Avenue and Shawn St.	Central Avenue – Southbound Only

SECTION 2. The Revised General Ordinances of the Township of Mine Hill are hereby amended by the following amendment to Chapter 10 entitled “Vehicles and Traffic”, Section 10.12 “Schedule XVI Speed Limits”:

Name of Street	Direction	Speed	Location
Randall Avenue	Both	25 mph	Entire length.

SECTION 3. This Ordinance may be renumbered for codification purposes.

SECTION 4. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect as required by law.

Ordinance 20-14 An Ordinance to Amend Chapter 15.12 of the Revised General Ordinances of the Township of Mine Hill and to Establish Standards for Determining Individual Sewerage Disposal System Failure for Purposes of Requests to Conned to the Public Sanitary Sewer System

A motion was made by Ms. Kanzenbach and seconded by Mr. Pepperman to introduce the ordinance. It was noted that the public hearing on this ordinance will take place on July 17, 2014. The roll was called and the ordinance was introduced by the following vote:

- Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom
- Nays: none
- Absent: none
- Abstentions: none

BE IT ORDAINED, by the Township Council of the Township of Mine Hill, in the County of Morris, and State of New Jersey, that

SECTION 1. The Revised General Ordinances of the Township of Mine Hill shall be amended by the inclusion of new Chapter 8.45 which shall be entitled “Individual Sewerage Disposal Systems – Standards to Determine Failure” which shall read it its entirety as follows:

Chapter 8.45

Individual Sewerage Disposal Systems – Standards to Determine Failure

- 8.45.10 A request to connect to the municipal sanitary sewer system based upon a failure of the individual sewerage disposal system servicing the property must be accompanied by proof of inspection by a qualified professional and adequate testing evidencing the failure.
- 8.45.11 The required inspection and tests of an individual subsurface sewage disposal system shall be made by a person engaged by the applicant who is licensed by the State of New Jersey either as a professional engineer or as a Registered Environmental Health Specialist. The person making the inspection and tests shall sign the report which shall be submitted to the Health Department
- 8.45.12 The status of the system shall be determined by one of the following methods.

(1) On-Site Inspection. The on-site inspection shall consist of a visual check of the ground surface of the subject property both above and in the vicinity of the individual subsurface sewage disposal system for purposes of determining whether there is any evidence of recent overflow of the system or any seepage from the system into any water course as such term is defined in N.J.A.C. 7:9A-2.1.

OR

(2) Hydraulic Load Test. The Hydraulic Load Test shall be conducted to ascertain whether the system can accept an appropriate discharge of water into the system without creating evidence of the system being non-compliant as defined in NJAC 7:9A3.4. The test shall be conducted in compliance with NJAC 7:9A 12.7. In no case shall the design capacity, as defined in NJAC 7:9A 7.4, of the system be exceeded during the test.

8.45.13 The report of inspection and tests shall be filed with the Township before any request for a connection based on the hardship of a failed individual sewerage system is considered by the Township.

SECTION 2. This Ordinance may be renumbered for codification purposes.

SECTION 3. All Ordinances of the Township of Mine Hill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect as required by law.

CONSENT RESOLUTIONS

None

NON-CONSENT RESOLUTIONS

Resolution 084-14 Water Operator Contract Renewal

A motion was made by Ms. Kanzenbach and seconded by Mr. Willis to approve the resolution. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

WHEREAS, the Township of Roxbury has provided the Township of Mine Hill with the services of a Water Operator as per an Interlocal Services Agreement dated June 12, 2012; and

WHEREAS, the term of the Agreement was for one year with optional one-year extensions; and

WHEREAS, Mine Hill wishes to continue to utilize these services.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mine Hill, in the County of Morris and State of New Jersey, that the current Interlocal Services Agreement be extended until June 12, 2015. A copy of this Resolution shall serve as written notice to the Township of Roxbury.

NEW & OLD BUSINESS

Mr. Morris reported that Maser Consulting assisted with revisions to the sewer services area map. The latest map doubles the size of the service area, and the County is pleased with the plan. Attempts are being made to include areas of the industrial park.

OPEN TO THE PUBLIC AND COUNCIL COMMENTS

None at this time.

CLOSED SESSION

Resolution 085-14 Closed Session

A motion was made by Mr. Pepperman and seconded by Ms. Kanzenbach to approve the resolution to enter closed session at 8:47 PM. The roll was called, and the resolution was approved by the following vote:

Ayes: Mr. Coranato; Ms. Kanzenbach; Mr. Pepperman; Mr. Willis; Mr. Bloom

Nays: none

Absent: none

Abstentions: none

WHEREAS, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from a meeting under certain circumstances; and

WHEREAS, the Township Council is of the opinion that such circumstances presently exist.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MINE HILL, COUNTY OF MORRIS AND STATE OF NEW JERSEY as follows:

1. The public shall be excluded from discussion of the specified subject matter(s) set forth in paragraph 2 below.
2. The subject matter(s) to be discussed are as follows:

- Litigation – Specify
 - Personnel Matter – Specify
 - Contract Negotiation – Iron Mountain
 - Attorney-Client Privilege – Specify
 - Collective Bargaining Agreement – Specify
 - Other – as authorized by N.J.S.A. 10:4-12 – Specify
3. Minutes of the closed session and any other information required to be shown in the minutes by law, shall be promptly available to the public when the matters discussed are resolved, to the extent that making such matters public shall not be inconsistent with section N.J.S.A. 10:4-12.
 4. The Township Council may come back into open session and take further action.
 5. This Resolution shall take effect immediately.

At the conclusion of closed session discussion, upon motion made and seconded and a voice vote, Council reentered open session at 8:58 PM.

ADJOURNMENT

There being no further business, a motion was made by Ms. Kanzenbach and seconded by Mr. Coranato to adjourn the meeting at 8:59 PM. The motion was approved by a voice vote.

Respectfully Submitted,

Amanda G. Macchia, RMC
Mine Hill Municipal Clerk

Approved on this _____ day of _____, 20____

Council President