Minutes of the Regular Meeting of the Township Council of the Township of East Hanover held on Monday, October 6, 2025, at 6:30 P.M. in the Township of East Hanover Town Hall, 411 Ridgedale Avenue, East Hanover, New Jersey.

The Mayor called the meeting to order.

Also Present: Joseph Tempesta, Jr., Administrator
M. Murphy Durkin, Township Attorney
Felicia A. McDonald, R.M.C, Deputy Township Clerk

Roll Call: Councilmembers DeMaio, Jandoli, Martorelli, Council President Brokaw and Mayor Pannullo

Retired Captain of the East Hanover Police Department Jack Ambrose led the Pledge of Allegiance, Father Bob Mitchell, St. Rose of Lima and Rev. Hannah Faye Allred, Kitchell Memorial Presbyterian Church gave the Invocation.

Mayor Pannullo read the Public Announcement in which he stated that the meeting had been advertised, the press notified, and the notice posted on the bulletin board in the Municipal Building and also on the Township Website www.easthanovertownship.com.

Adoption of Minutes**: September 8, 2025**

Motion by Council President Brokaw, seconded by Councilman DeMaio, to adopt the said minutes.

Ayes: Councilmembers DeMaio, Jandoli, Martorelli, Council President Brokaw and Mayor Pannullo

**EAST HANOVER FIRE DEPARTMENT 2025 SWEARING IN CEREMONY**

- Firefighter/EMTs:
  -Michael V. Ciullo
  -Ryan C. Faulkman
  -Michael R. Lambert
  -John R. Waldrum

- Volunteer Firefighters:
  -Nicolas Centanni
  -Richard Musso
  -Justin Orgel
  -Brice Summer
  -David Taylor
  -Andrew Underwood

- Welcome Probationary Volunteer Firefighters:
  -Dean Maneri
  -Nicholas Preziosi

East Hanover Fire Director John G. Centanni opened the ceremony by introducing dignitaries, department heads, employees, retired employees, and volunteers in attendance. He extended his gratitude to Mayor Joseph Pannullo, Councilmembers, and Administrator Joseph Tempesta for their ongoing leadership and support, expressing his privilege to serve as part of their dedicated team.

A special moment in the event was marked by Director Richard Mikutsky, New Jersey State Fire Marshal and head of the New Jersey Division of Fire Safety, who presented Mayor Pannullo with a commemorative plaque. The plaque recognized the Mayor's dedicated service and unwavering support of the Firefighters of the State of New Jersey, particularly acknowledging his commitment to the Fire Threat Task Force.

Mayor Pannullo also took the opportunity to welcome, congratulate, and administer the Oath of Office to the newly appointed Firefighter/EMTs, Volunteer Firefighters, and Probationary Volunteer Firefighters of the East Hanover Fire Department. Surrounded by fellow firefighters, family members, and friends, the new recruits were met with strong support and celebration from the community.

**PROCLAMATION:**

The Deputy Township Clerk read the following Proclamation into record:

**OCTOBER 2025 BREAST CANCER AWARENESS MONTH**

**WHEREAS**, breast cancer remains one of the most common cancers affecting individuals worldwide, impacting the health, well-being, and lives of countless women, men, and families; and

**WHEREAS** early detection through regular screenings, increased awareness, and education can significantly improve treatment outcomes and save lives; and

**WHEREAS**, Breast Cancer Awareness Month in October provides an important opportunity to raise awareness, promote research, and support those affected by this disease; and

**WHEREAS**, communities, organizations, healthcare providers, and individuals are encouraged to unite in the fight against breast cancer by sharing information, participating in events, and supporting initiatives aimed at prevention, detection, and treatment;

**NOW, THEREFOR**, I, **Joseph Panullo, Mayor** and **Township Councilmembers**, do hereby proclaim **October 2025** as **Breast Cancer Awareness Month** in the **Township of East Hanover, County of Morris and State of New Jersey**, and urge all residents to join in recognizing this important

observance, to support ongoing efforts for research and treatment, and to promote a future where breast cancer is fully preventable and beatable.

**IN WITNESS HEREOF**, I ,**MAYOR JOSEPH PANNULLO** have hereunto set my hand and caused the seal of the **Township of East Hanover, County of Morris, and State of New Jersey** to be affixed this **6th**, of **October 2025**.

**PROCLAMATION:**

The Deputy Township Clerk read the following Proclamation into record:

**FIRE PREVENTION YEAR**

**WHEREAS**, fire remains one of the most serious hazards facing our homes, workplaces, schools, forests, and communities; and

**WHEREAS**, many fires are preventable, and thousands of lives are lost every year due to fires that could have been avoided through proper safety practices, protective equipment, and public awareness; and

**WHEREAS**, lithium-ion batteries in homes present evolving risks, including fire hazards, due to overheating, misuse, and inadequate charging or storage practices; and

**WHEREAS**, the 2025 theme for Fire Prevention Week is **"CHARGE into Fire Safety: Lithium-Ion Batteries in Your Home"**, an opportunity to educate the public about safe use, storage, and disposal of these batteries; and

**WHEREAS**, smoke alarms, fire escape plans, safe charging practices, and community cooperation are essential tools in reducing fire risk; and

**WHEREAS**, it is important to recognize and commend the efforts of firefighters, first responders, fire safety educators, and all who help protect life and property from the threat of fire;

**WHEREAS,** Traditionally one week every October is deemed as Fire Safety Week to educate the public on fire prevention, however the **Township of East Hanover**, Mayor Joseph Pannullo, Township Council, Fire/OEM Director John G. Centanni, Fire Chief Paul A. Larena and Bureau Chief/Fire Marshal James Cavezza extend Fire Prevention Safety week from October 5, 2025 through October 5, 2026 for the safety of our community. We urge all residents, businesses and organizations to use this week as a yearlong reminder to participate in appropriate programs, activities, and efforts to learn about fire prevention, especially with respect to lithium-ion battery safety, to test and maintain smoke alarms, to prepare and practice fire escape plans, and to support local fire departments and fire safety initiatives.

**NOW, THEREFORE**, I, **Mayor Joseph Pannullo,** and **Township Councilmembers** of the **Township** of **East Hanover**, by virtue of the authority vested in me, do hereby proclaim the **October 5, 2025, through October 5, 2026**, as Fire Prevention Safety year-round Observants.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the **Township of East Hanover** to be affixed this **6th** of **October 2025**.

**OLD BUSINESS:** None

**PUBLIC INPUT: None**

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio to open public input.

Ayes: Councilmembers DeMaio, Jandoli, Martorelli, Council President Brokaw and Mayor Pannullo

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, to close public input.

Ayes: Councilmembers DeMaio, Jandoli, Martorelli, Council President Brokaw and Mayor Pannullo

**COUNCIL INPUT:**

**Councilman DeMaio** congratulated the East Hanover Fire Fighters that were officially sworn in this evening, thanking them for their continued dedication and service to the community. He reminded residents that the Columbus Day Parade will take place on Sunday, October 12th, starting at 2:00 P.M. Councilman DeMaio also announced that the Italian American Club will be sponsoring a Trunk-a-Treat event on Saturday, October 25th, 2025, from 3:00 p.m. to 5:00 p.m. at Lurker Park. On October 30th, 2025, the East Hanover Community Emergency Response Team (CERT), in collaboration with East Hanover Police Department will be participating in the John Sarrecchia Operation better known as Mischief Night Detail. Councilman DeMaio reminded residents that Daylight saving Time ends that November 2nd, 2025, clocks should be set back an hour. Finally, Councilman DeMaio encouraged all residents to get out and vote on Tuesday, November 4th, 2025. He concluded by wishing everyone a Happy Columbus Day!

**Councilman Martorelli** reminded residents that with Daylight Saving Time and Fire Safety Week approaching, it's a good time to change the batteries in your smoke detectors and carbon monoxide detectors.
He also congratulated the newly sworn-in officers of the East Hanover Fire Department. Councilman Martorelli wished everyone a Happy Halloween and reminded drivers to be extra cautious and watch out for children while trick-or-treating.

**Councilwoman Jandoli** Congratulations to the newest members of our firefighter family!

**Council President Brokaw** extend his heartfelt congratulations and thanks to the new Volunteer Fire Department members, as well as our sincere appreciation to the existing members and the entire Fire Department for their continued dedication and service.

**CONSENT AGENDA:**

Matters listed within the Consent Agenda have been referred to members of the Township Council for reading and study, are considered to be routine, and will be enacted by one motion of the Township Council with no separate discussion. If separate discussion is desired, the item may be removed from the Consent Agenda by Council action and placed on the regular agenda under new business.

171a-2025-Resolution Re: RL:098/Women of Irish Heritage
171b-2025-Resolution Re: RL:099/Band Parents' Assn of Hanover Park HS
171c-2025-Resolution Re: RL:100/Milton TRI-School PTA
171d-2025-Resolution Re: RL:101/Milton TRI-School PTA
172 - 2025-Resolution Re: Emergency Resolution N.J.S. 40a:4-48 (Under 3% Limitation)
173 - 2025-Resolution Re: Requesting Permission For The Dedication By Rider For The Historic Preservation Trust Fund Required By N.J.S.A. 40:12-15.2
174 - 2025-Resolution Re: Exempting The Development To Be Constructed On The Property To Be Designated On The Tax Maps Of The Township Of East Hanover As Block 96 Lots 50.01 and 47.03 From The Provisions Of Article II – Security For Multi-Family Developments, §73-11 – Security Guard Required of the Municipal Code
175 - 2025-Resolution Re: Accepting the Withdrawal of the Bid of Clarke Moynihan Landscaping and Construction LLC (II) Rescinding the Award of Contract to Clarke Moynahan Construction LLC for The Lurker Park Pedestrian Path Project and (III) Rejecting All Remaining Bids For Exceeding The Project Budget
176 - 2025-Resolution Re: Authorizing a Bond Reduction for Deforest Avenue Owner, LLC for Property Located At 100 Deforest Avenue in the Township of East Hanover
177 - 2025-Resolution Re: Resolution Approving the Central Purchasing System and Manual
178 - 2025-Resolution Re: Authorizing Acquisition of Public Works Pickup Truck Under the Morris County Cooperative Pricing Council
179 - 2025-Resolution Re: Authorizing Tax Sale and Setting Fees
180 - 2025-Resolution Re: Authorizing a Cash Guarantee Reduction for Deforest Avenue Owner, LLC for Property Located At 100 Deforest Avenue in the Township of East Hanover
181 - 2025-Resolution Re: Authorizing the Cancellation of Taxes For a 100% Disabled Veteran (38 Ventura Drive)
182 - 2025-Resolution Re: Authorizing The Cancellation Of Taxes for a 100% Disabled Veteran (98 Barnida Drive)

**ADD ONS:**

183– 2025- Resolution Re: Awarding Contract to Environmental Renewal LLC for Leaf Removal Services RFP R25-01
184– 2025- Resolution Re: Awarding Contract to Caravella Demolition, Inc. for the Loading, Removal, and Disposal of Soil Bid# 25-02

Motion by Councilman Martorelli, seconded by Councilman DeMaio, to add Resolution No. 183 & 184-2025 to the Consent Agenda.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

Motion by Councilman Martorelli, seconded by Council President Brokaw, to adopt the aforementioned resolutions.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**COMMUNICATIONS & DISCUSSION ITEMS:** None

**NEW BUSINESS:**

**Introduction:** **Ordinance 23-2025**: An Ordinance Of The Township Of East Hanover Amending Chapter 155 "Vehicles And Traffic", Article V "Parking, Stopping And Standing"
Of The Township Code.

The Clerk read into record: **Ordinance No. 23-2025**, entitled: ***"AN ORDINANCE OF THE THOWNSHIP OF EAST HANOVER AMENDING CHAPTER 155 "VEHICLES AND TRAFFIC", ARTICLE V "PARKING, STOPPING AND STANDING" OF THE THOWNSHIP CODE."***

Motion by Council President Brokaw, seconded by Councilwoman Jandoli, that **Ordinance No. 23-2025** be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on **November 3, 2025**.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**Introduction:** **Ordinance 24-2025:** Amending and Supplementing The Township Code Chapter 95 "Land Use and Zoning," Article VIII "Soil Moving", Section 95-71 Definitions" to Modify the Definition Of Minor Soil Permit, Section 95-74 "Application For Major Soil Moving Permit" to Modify the Permit Requirements, and Add a New Section 95-74i Regarding Supplemental Information Required Prior to a Pre-Construction Meeting and the Issuance of a Building Permit

The Clerk read into record: **Ordinance No. 24-2025**, entitled: ***"AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE CHAPTER 95 "LAND USE AND ZONING," ARTICLE VIII "SOIL MOVING", SECTION 95-71 "DEFINITIONS" TO MODIFY THE DEFINITION OF MINOR SOIL PERMIT, SECTION 95-74 "APPLICATION FOR MAJOR SOIL MOVING PERMIT" TO MODIFY THE PERMIT REQUIREMENTS AND ADD A NEW SECTION 95-74I REGARDING SUPPLEMENTAL INFORMATION REQUIRED PRIOR TO A PRE-CONSTRUCTION MEETING AND THE ISSUANCE OF A BUILDING PERMIT."***

Motion by Councilwoman Jandoli, seconded by Councilman Martorelli, that **Ordinance No. 24-2025** be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on **November 3, 2025**.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**Introduction**: **Ordinance 25-2025**: Bond Ordinance Providing For various Capital Improvements in and By The Township of East Hanover, in the County Of Morris, New Jersey, Appropriating $1,175,000 Therefor and Authorizing the Issuance Of $1,116,250. Bonds Or Notes Of The Township To Finance Part Of The Cost Thereof.

The Clerk read into record: **Ordinance No. 25-2025**, entitled: ***"BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF EAST HANOVER, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING $1,175.000.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF $1,116.250 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF."***

Motion by Councilman Martorelli, seconded by Council President Brokaw, that **Ordinance No. 25-2025** be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on **November 3, 2025**.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**Introduction**: **Ordinance 26-2025**: Authorizing the Purchase of 2 River Road (Block 100, Lot 4) In The Township of East Hanover, County of Morris, State of New Jersey

The Clerk read into record: **Ordinance No. 26-2025**, entitled: ***"AUTHORIZING THE PURCHASE OF 2 RIVER ROAD (BLOCK 100, LOT 4) IN THE TOWNSHIP OF EAST HANOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY."***

Motion by Councilman DeMaio, seconded by Councilman Martorelli, that **Ordinance No. 26-2025** be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on **November 3, 2025**.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**Introduction**: **Ordinance 27-2025**: An Ordinance of the Township of East Hanover, in the County of Morris, State of New Jersey, Amending and Supplementing the Township Code Chapter 95 "Land Use and Zoning," Article II "Definitions," Section 95-3 "Definitions;" Article VII "Zoning," Section

95-54 "Business B-I Zone regulations, " Section 95-59 Light Industry I-1 zone Regulations," to Add Definitions for Crematory and Funeral Home and Modify the Permitted Principal uses in the B-1, B-2, I-1, and I-3 Zones

The Clerk read into record: **Ordinance No. 27-2025**, entitled: ***"AN ORDINANCE OF THE TOWNSHIP EAST HANOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE CHAPTER 95 "LAND USE AND ZONING," ARTICLE II "DEFINITIONS," SECTION 95-3 "DEFINITIONS;" ARTICLE VII "ZONING," SECTION 95-54 "BUSINESS B-I ZONE REGULATIONS, " SECTION 95-59 LIGHT INDUSTRY I-1 ZONE REGULATIONS," TO ADD DEFINITIONS FOR CREMATORY AND FUNERAL HOME AND MODIFY THE PERMITTED PRINCIPAL USES IN THE B-1, B-2, I-1, AND I-3 ZONES."***

Motion by Council President Brokaw, seconded by Councilman Martorelli, that **Ordinance No. 27-2025** be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on **November 3, 2025**.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**PAYMENT OF BILLS**:

Motion by Council President Brokaw, seconded by Councilman DeMaio, to pay bills included in the attached claim list submitted by the Chief Finance Officer. The total amount authorized is $7,943,705.16.

Ayes: Councilmembers DeMaio, Martorelli, Jandoli, Council President Brokaw and Mayor Pannullo

**ADJOURNMENT:**

Motion by Councilman DeMaio, seconded by Council President DeMaio, to adjourn meeting.

Ayes: Councilmembers DeMaio, Jandoli, Martorelli, Council President Brokaw and Mayor Pannullo

The meeting adjourned at 7:20 P.M.

Respectfully Submitted,

Felicia A. McDonald, RMC
Township Clerk