Minutes of the Special Meeting of the Township Council of the Township of East Hanover held on Monday, December 29, 2025, at 11:00 A.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
Darlene A. Green, Township Planner
Felicia A. McDonald, RMC, Deputy Township Clerk

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

The Mayor led the Pledge of Allegiance and Councilman Martorelli 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**: December 1, 2025**

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

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

PUBLIC INPUT:

Motion by Councilman Martorelli, seconded by Council President Brokaw, to close public input.

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

COUNCIL INPUT:

Council President Brokaw, Councilmembers DeMaio, Martorelli, and Jandoli, wished everyone a Happy New Years

OLD BUSINESS: None

COMMUNICATIONS & DISCUSSION ITEMS:

Fourth Round Affordable Housing

- **130 Ferry LLC**
- **Fifty Route 10 West**
- **Mondelez Global, LLC**

The Township Administrator stated that the purpose of the discussion was to review the proposed settlement with four (4) challengers concerning the Township's Fourth Round affordable housing obligations, as required by the New Jersey Supreme Court under the Fair Share Housing settlement.

East Hanover Township Planner explained the four challenges the Township is presently facing regarding the fourth round of fair share housing requirements.

- Fisher Housing Center Single-Family Owners
- 130 Ferry LLC (100 Eagle Rock) withdrew the site due to environmental constraints.
- The remaining Mondelēz property located at Fifty Route 10 West is proposed for rezoning to allow a maximum of 325 senior, for-sale residential units, with an 18% affordable housing set-aside. The Township had a conceptual agreement with Mondelēz that included river access; however, there is a misunderstanding regarding that access.
- At 50 Route 10 West, previous variance requests were denied. The applicant subsequently filed a challenge proposing an overlay zone along Route 10 frontage at 16 units per acre.

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.

203a-2025-Resolution Re: RL:108 /PTO Hanover Park High School
203b-2025-Resolution Re: RL:109a/YMCA Metropolitan of Oranges
203c-2025-Resoluition Re: RL:109 /PTA Bee Meadow School
203d-2025-Resolution Re: RL:110 /PTA Bee Meadow School
203e-2025-Resolution Re: RL:111 /PTA Bee Meadow School
203f-2025- Resolution Re: RL:112 /PTA Bee Meadow School
203g-2025-Resolution Re: RL:116 /PTO Whippany Park High School Inc.
203h-2025-Resolution Re: RL:117 /PTO Whippany Park High School Inc.
203i-2025- Resolution Re: RL:118 /HP Spirit Club Inc.
204– 2025-Resolution Re: Appropriated Grant Reserves
205– 2025-Resolution Re: Substance Use Disorder (GCSUD) Alliance to Prevent Substance Use Disorder Appropriated Grant Reserves

206– 2025-Resolution Re: Authorizing the Execution of a Mediation Agreement with 130 Ferry LLC Fourth Round Affordable Housing Obligations

207– 2025-Resolution Re: Authorizing the Execution of a Mediation Agreement with Fifty Route 10 West, LLC Fourth Round Affordable Housing

208- 2025-Resolution Re: Authorizing the Execution of a Mediation Agreement with Mondelez Global, LLC Fourth Round Affordable Housing

209– 2025-Resolution Re: Authorizing the Execution of a Mediation Agreement with Fair Share Housing Center in connection with Fourth Round Affordable Housing Obligations

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

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

NEW BUSINESS: None

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

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

The meeting adjourned at 11:50 A.M.

Respectfully Submitted,

Felicia A. McDonald, RMC
Deputy Township Clerk