Minutes of the Regular Meeting of the Township Council of the Township of East Hanover held on Monday, March 2, 2026, at 6:30 P.M. in the East Hanover Fire Department, Mayor Joseph Pannullo Multipurpose Public Safety Room, 323 Ridgedale Avenue, East Hanover, New Jersey.

The Council President Martorelli

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

Absent: Mayor Pannullo

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

Captain Ambrose led the Pledge of Allegiance and Councilman DeMaio gave the Invocation.

Council President Martorelli 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: **February 2, 2026**

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, to adopt the said minutes.

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

OATH OF OFFICE:

East Hanover Police Department:

- Christopher J. Berres – Police Chief
- Kevin Croker – Police Captain
- Mariusz Zamojski – Police Lieutenant
- Robert A. Chiazzo – Police Sergeant

Council President Martorelli welcomed, congratulated, and administered the Oath of Office to the newly promoted officers of the East Hanover Police Department. Fellow Police Officers, family, and friends were present to offer support and congratulations.

Meeting called back in order at 6:56 P.M.

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

PRESENTATION: None

OLD BUSINESS:

Public Hearing: Ordinance 01-2026: An Ordinance of the Township Council of the Township of East Hanover, County of Morris, State of New Jersey Delegating the Authority to Approve the Granting of Raffle Licenses to the Township Clerk

The Deputy Township Clerk read into record: **Ordinance No. 01-2026**, entitled: ***"AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST HANOVER, COUNTY OF MORRIS, STATE OF NEW JERSEY DELEGATING THE AUTHORITY TO APPROVE THE GRANTING OF RAFFLE LICENSES TO THE TOWNSHIP CLERK"***

Township Administrator gave a brief synopsis of Ordinance No.01-2026

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, that the public hearing be closed.

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

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, that Ordinance No. 01-2026 be adopted on second and final reading.

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

The Council President Martorelli advised that Ordinance No. 01-2026 has been duly adopted and a notice of same shall be published according to law.

Public Hearing: **Ordinance 02-2026**: "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 VII "Zoning" to add a New Subsection 53.11 "Residential Multi-Family 5 Overlay District Regulations" and to Set Forth the Standards and Criteria Applicable Thereto"

The Deputy Township Clerk read into record: **Ordinance No. 02-2026**, entitled: : ***"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 "LANDUSE AND ZONING" ARTICLE VII "ZONING" TO ADD A NEW SUBSECTION 53.11 "RESIDENTAL MULTI-FAMILY 5 OVERLAY DISTRICT REGULATIONS" AND TO SET FORTH THE STANDARDS AND CRITERIEA APPLICABLE THERETO"***

Township Administrator gave a brief synopsis of Ordinance No.02-2026

Motion by Councilwoman Jandoli, seconded by Councilman Brokaw, that the public hearing be closed.

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

Motion by Councilman DeMaio, seconded by Councilman Brokaw, that Ordinance No. 02-2026 be adopted on second and final reading.

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

The Council President Martorelli advised that Ordinance No. 02-2026 has been duly adopted and a notice of same shall be published according to law.

Public Hearing: **Ordinance 03-2026:** "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 VII "Zoning" to add a New Subsection 53.10 "Residential Multi-Family 4 Overlay District Regulations" and to Set Forth the Standards and Criteria Applicable Thereto"

The Deputy Township Clerk read into record: **Ordinance No. 03-2026**, entitled: ***"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 VII "ZONING" TO ADD A NEW SUBSECTION 53.10 "RESIDENTAL MULTI-FAMILY 4 OVERLAY DISTRICT REGULATIONS" AND TO SET FORTH THE STANDARDS AND CRITERIEA APPLICABLE THERETO"***

Township Administrator gave a brief synopsis of Ordinance No.03-2026

Motion by Councilman Brokaw, seconded by Councilwoman Jandoli, that the public hearing be closed.

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

Motion by Councilman Brokaw, seconded by Councilman DeMaio, that Ordinance No. 03-2026 be adopted on second and final reading.

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

The Council President Martorelli advised that Ordinance No. 03-2026 has been duly adopted and a notice of same shall be published according to law.

Public Hearing: **Ordinance 04-2026:** "An Ordinance of the Township of East Hanover, in the County of Morris, State of New Jersey, Deleting and Replacing Article XII Affordable Housing Regulations" of Chapter 95 "Land Use and Zoning" to update the Township's Affordable Housing Ordinance in Accordance with the December 2025 Uniform Housing Affordability Controls, December 2025 N.J.A.C. 5:99 Regulations, and the Amended Fair Housing Act"

The Deputy Township Clerk read into record: **Ordinance No. 04-2026**, entitled: ***"AN ORDINANCE OF THE TOWNSHIP OF EAST HANOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, DELETING AND REPLACING ARTICLE XII AFFORDABLE HOUSING REGULATIONS" OF CHAPTER 95 "LAND USE AND ZONING" TO UPDATE THE TOWNSHIP'S AFFORDABLE HOUSING ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 UNIFORM HOUSING AFFORDABILITY CONTROLS, DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS, AND THE AMENDED FAIR HOUSING ACT"***

Township Administrator gave a brief synopsis of Ordinance No.04-2026

Motion by Councilman DeMaio, seconded by Councilwoman Jandoli, that the public hearing be closed.

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

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, that Ordinance No. 04-2026 be adopted on second and final reading.

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

The Council President Martorelli advised that Ordinance No. 04-2026 has been duly adopted and a notice of same shall be published according to law.

Public Hearing: **Ordinance 05-2026**: "An Ordinance of the Township of East Hanover, in the County of Morris, State of New Jersey, Deleting and Replacing Subsection 68.1 "Affordable Housing Development Fees" of Article V "Zoning", Chapter 95 "Land Use and Zoning", to Update the Township's Development Fee Ordinance in Accordance with the December 2025 N.J.A.C 5:99 Regulations and the Amended Fair Housing Act"

The Deputy Township Clerk read into record: **Ordinance No. 05-2026**, entitled: ***"AN ORDINANCE OF THE TOWNSHIP OF EAST HANOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, DELETING AND REPLACING SUBSECTION 68.01 "AFFORDABLE HOUSING DEVELOPMENT FEES" OF ARTICLE V "ZONING", CHAPTER 95 "LAND USE AND ZONING", TO UPDATE THE TOWNSIP'S DEVELOPMENT FEE ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS AND THE AMENDED FAIR HOUSING ACT"***

Township Administrator gave a brief synopsis of Ordinance No.05-2026

Motion by Councilwoman Jandoli, seconded by Councilman Brokaw, that the public hearing be closed.

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

Motion by Councilman Brokaw, seconded by Councilman DeMaio, that Ordinance No. 05-2026 be adopted on second and final reading with amendments.

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

The Council President Martorelli advised that Ordinance No. 05-2026 has been duly adopted and a notice of same shall be published according to law.

Councilwoman Jandoli remarked that the four ordinances adopted this evening regarding Fair Share Housing were mandated and discussed their implications for the municipality.

PUBLIC INPUT:

Joseph and Gina Masini – 176 McKinlay Avenue, being represented by Erin Cirelli, Esquire for receiving a notice of violation from the East Hanover Health Department regarding a bird feeder allegedly causing infestation of rodents with surrounding neighbors.

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

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

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

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

COUNCIL INPUT:

Councilman DeMaio congratulated Chief Berres, Captain Croker, Lieutenant Zamojski, and Sergeant Chiazzo on their well-deserved promotions. He also thanked Chief Cannizzo for the job well done while serving as Police Chief in East Hanover.
Councilman DeMaio reminded everyone that daylight saving time begins this weekend and encouraged residents to remember to turn their clocks ahead one hour on Saturday evening before going to bed.
He also announced that the East Hanover Easter Egg Hunt will be held on March 28, 2026, at 9:30 a.m. at Lurker Park. Councilman DeMaio wished everyone a Happy St. Patrick's Day on March 17, 2026. Lastly, he noted that the first day of spring is March 20, 2026.

Councilman Brokaw also extended congratulations to the following members of the East Hanover Police Department on their recent promotions:

- **Christopher J. Berres** – Police Chief
- **Kevin Croker** – Police Captain
- **Mariusz Zamojski** – Police Lieutenant
- **Robert A. Chiazzo** – Police Sergeant

We wish them the absolute best of luck in their future endeavors with the East Hanover Police Department.
He too in addition wished everyone a Happy St. Patrick's day.

Councilwoman Jandoli Ladies and gentlemen,
Thank you for being here tonight.

First, our hearts and prayers are with Mayor Pannullo. We wish him a full and speedy recovery, and we stand with him and his family during this challenging time. He has given so much of himself to East Hanover, and now it is our turn to lift him up with our prayers, our support, and our commitment to the work he cares so deeply about.
Moments like this remind us how important it is for a community to pull together. While the Mayor focuses on getting well, it is up to all of us- elected officials, township employees, police, first responders, volunteers, and residents-to work together to ensure continuity for East Hanover. Our services must remain strong, our values must remain clear, and our unity must remain unshaken. That is how we honor the Mayor's service and protect the town we all love.

Tonight, we also have the privilege of recognizing important promotions in the East Hanover Police Department.

To Chief Berres, Captain Croker, Lieutenant Zamoski, and Sergeant Chiazzo: congratulations to your well-earned promotions. You each represent leadership, dedication, and a deep commitment to the safety and well-being of our community. We are grateful for your service and the sacrifices you and your families make every day.
As you step into these new roles, we ask that you stay safe, stay strong, and stay guided by the values of integrity, fairness, and respect. We trust you to lead by example and to continue building the strong bond between the Police Department and the people of East Hanover.
Let us move forward together praying for Mayor Pannullo's recovery, supporting one another, and standing behind our newly promoted officers as they take on greater responsibilities. United, we will ensure that east Hanover remains safe, stable, and strong today and for the future.

Thank you and may God bless Mayor Pannullo, our officers, and the entire East Hanover Community.

Council President Martorelli Congratulations to the East Hanover police officers being promoted tonight. This is a well-deserved recognition of your hard work, professionalism, and commitment to protecting and serving our community. Achieving this milestone reflects countless hours of dedication, sacrifice, and leadership both on and off the job.
Your service strengthens the safety and confidence of our residents every single day. As you take on greater responsibility, know that the community stands behind you. We remain committed to supporting you and ensuring you have the training, resources, and tools necessary to perform your duties safely and effectively.

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.

82a - 2026- Resolution Re: RL: 012/PTA Hillside elementary School
82b - 2026- Resolution Re: RL: 013/Thursday Morning Club, Inc.
82c - 2026- Resolution Re: RL: 014/Thursday Morning Club, Inc
82d - 2026- Resolution Re: RL: 015/Mt Pleasant Animal Shelter
82e - 2026- Resolution Re: RL: 016/Arc of Essex County Inc.
82f - 2026- Resolution Re RL: 017/St. Lucys RC Church
82g - 2026- Resolution Re RL: PBA Local 140 Montville Civic Association Inc.
82h - 2026- Resolution Re RL: PBA Local 140 Montville Civic Association Inc
83 - 2026- Resolution Re: Agreement by and Between the Township of East Hanover and Police Chief Christopher J. Berres

84 - 2026- Resolution Re: To Enable the Township of East Hanover Police Department to Request and Acquire Excess Department of Defense Equipment

85 - 2026- Resolution Re: Authorizing the Execution of a Contract by and Between Donald Adams LLC and the Township of East Hanover

86 - 2026- Resolution Re: Authorizing the Execution of a Contract by and Between the Ambrose Group, LLC, and the Township of East Hanover

87 - 2026- Resolution Re: Accepting and Awarding a Contract for the Back Up Water Supply Well Project

88 - 2026- Resolution Re: Authorizing the Execution of a Deed of Historic Preservation Easement with the Morris County Board of County Commissioners Cook House

89 - 2026- Resolution Re: Approving a Fourth Round Affordable Housing Trust Fund Spending Plan and Requesting Program and Court Approval of the Spending Plan

90 - 2026- Resolution Re: Adopting Affirmative Marketing Plan and Requesting Program and Court Approval of the Spending Plan

91 - 2026- Resolution Re: Endorsing the Fourth Round Housing Element and Fair Share, Plan, as Amended

92 - 2026- Resolution Re: Awarding a Contract to Midwest Construction, Inc. for the Grove Avenue Roadway Improvements

93 - 2026- Resolution Re: Authorizing Tax Refund Blk 42 Lot 37.096

94 - 2026- Resolution Re: Authorizing Tax Lein Redemption Blk 5 Lot 7.06

95 - 2026- Resolution Re: Authorizing Appropriation Reserve Transfer

ADD ON:

96– 2026- Resolution Re: Rejecting All Bids and Authorizing the Re-Bid for the lurker Park Phase III Improvements Project

Motion by Councilwoman Janodli, seconded by Councilman Brokaw to add Resolution No. 96-2026 to the Consent Agenda.

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

Motion by Councilwoman Jandoli, seconded by Councilman DeMaio, to adopt the aforementioned resolutions.

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

COMMUNICATIONS & DISCUSSION ITEMS:

- Blue Acres

The New Jersey Department of Environmental Protection Blue Acres Program will join the Township of East Hanover and U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) to share information about voluntary flood buyouts that are taking place on Brentwood Drive meeting will be held on Thursday, March 26th, at 6:30 P.M. to 8:30 P.M. at Town Hall, 411 Ridgedale Avenue, East Hanover.

NEW BUSINESS:

Introduction: **Ordinance No. 06-2026**: "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 VII "Zoning" to add Block 129, Lot 7 to the "Residential Multi-Family 4 Overlay District"

The Deputy Township Clerk read into record **Ordinance No. 06-2026:** entitled: ***"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 VII "ZONING" TO ADD BLOCK 129 LOT 7 "RESIDENTAL MULTI-FAMILY 4 OVERLAY"***

Motion by Councilwoman Jandoli, seconded by Councilman Brokaw, that Ordinance No. 06-2026 be introduced by title, adopted on first reading, placed on file in the Clerk's Office, and set down for public hearing on April 6, 2026.

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

Council President Martorelli stated the Ordinance would be published according to the law.

PAYMENT OF BILLS:

Motion by Councilman DeMaio, seconded by Councilman Brokaw, to pay bills included in the attached claim list submitted by the Chief Finance Officer. The total amount authorized is $10,428,372.74.

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

ADJOURNMENT:

Motion by Councilman Brokaw, seconded by Councilman DeMaio, to adjourn meeting at 7:18 P.M.

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

Respectfully Submitted,

Felicia A. McDonald, RMC
Deputy Township Clerk

Adopted: April 6, 2026