



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES;  
915 Valley Road  
Gillette, NJ 07933  
(908)647-8000  
FAX (908) 647-4150

## PLANNING BOARD MINUTES OF THE MEETING September 13, 2016

The Long Hill Planning Board met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

*At 7:35 pm, Chairman Pfeil made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Cell Phones & Pagers**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance.
  
- (5) **Roll Call** – Planning & Zoning Coordinator Nancy Probst called the roll:  

Present:	Chairman Alan Pfeil	Absent/Excused:	Michael Pudlak
	Vice Chairman David Hands		Committeeman Brendan Rae
	Gregory Aroneo		Daniel Bernstein, Board Attorney
	Patrick Jones		Thomas Lemanowicz, Board Engineer
	Tom Malinousky		
	Ashish Moholkar		
	Dennis Sandow		
	Nancy Probst, P&Z Coordinator		
	Kevin O'Brien, Board Planner		
  
- (6) **Executive Session** – None.
  
- (7) **Resolution**  
Requesting a change to the zoning Map to ensure conformity with the Valley Road Element of the Long Hill Master Plan. After discussion and upon motion made and seconded, the Board unanimously agreed to forward the resolution to the Township Committee and Township Engineer as written.
  
- (8) **Public Questions or Comment Period**  
*James Druckenmiller, of Watchung – Contract Purchaser of 1261 Valley Road*  
Requested the Board's advise on developing 1261 Valley Road to which after some discussion, the Board noted they could not discuss possible development during a meeting; Mr. Druckenmiller would have to apply through the Planning & Zoning Coordinator with a site plan application.

(9) **Committee Reports**

*Township Committee* – Nothing to report at this time.

***Ordinance Review Subcommittee*** –

Chairman Hands stated the challenges and significant amount of work the subcommittee is tasked with specifically with preparing an ordinance to develop the TIFA property. The subcommittee is requesting to authorize additional resources which includes adding an additional member of the Planning Board and inviting a member of the public, Don Richardson, who also serves on the Master Plan Committee. Chairman Pfeil noted the Board should approve adding Mr. Richardson via vote and resolution.

Upon motion made and seconded, the Board unanimously agreed to have Board Planner O'Brien draft a resolution to be reviewed by Board Attorney Bernstein stating the Ordinance Review Subcommittee will include one (1) additional Planning Board member, and Don Richardson as a member of the public.

(10) **Discussion Items**

***AT&T Generator Process Overview***

Board Planner O'Brien reviewed the current laws associated with public utilities and adding wireless equipment or construction equipment in the easements that they hold within municipalities. Mr. O'Brien noted two (2) recent development applications that have been submitted to the Township including an application from AT&T for the installation of a generator within their easement. Mr. O'Brien explained to the Board both applications meet the requirements of the current laws, and upon review they were approved administratively noting any previous ordinances, notes or any remaining conditions from previous resolutions must continue to be adhered to and maintained.

***Master Plan Status Update***

Board Planner O'Brien and Vice Chairman Hands explained the Land Use Element is currently being revised, and the Master Plan Committee has put significant time and effort into the review process.

***Review of Pending Applications***

Board Planner O'Brien reviewed the current applications that are in review for Bank of America and for the Indoor Soccer structure; both have been deemed incomplete and are being reviewed by Board Engineer Lemanowicz.

(11) **New Business** – None.

(12) **Adjournment** – The Regular Meeting was adjourned at 8:46 pm.

Respectfully submitted,

Debra Counce  
Planning & Zoning Coordinator  
(As of December 4, 2017)