



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING May 23, 2017

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

At 7:34 pm, Chairman Pfeil made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

- (4) **Pledge of Allegiance** – Recited by all in attendance.
- (5) **Roll Call** – Board Secretary Nancy Probst called the roll:

Present: Alan Pfeil, Chairman
David Hands, Vice Chairman
Committeeman Brendan Rae
Patrick Jones
Tom Malinousky
Ashish Moholkar
Don Richardson
Dennis Sandow
Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

Absent/Excused: Mayor Cornel Schuler, Jr.

- (6) **Executive Session** – The Board entered into Executive Session at 7:36 pm to discuss professional services. At 7:43 pm upon motion made and seconded, the Board resumed the Regular Meeting.

Board Attorney Bernstein read the resolution stating that Board Engineer Lemanowicz will be joining a new Engineering firm as of June 2017. The Board will retain Mr. Lemanowicz as Board Engineer for the balance of the calendar year 2017.

Upon motion made by Mr. Sandow and seconded by Committeeman Rae, the resolution was unanimously approved by all members present and eligible to vote.

(7) **Application / Hearing (7:48)**

Chairman Pfeil, Vice Chairman Hands and Mr. Moholkar certified on record that they have reviewed and listened to the previous hearings on this matter and are therefore eligible to vote.

Preliminary & Final Site Plan with Variances (Carried from 3/28/17, 4/11/17, 4/25/19 & 5/9/17)

Block: 10601; Lot: 3

57 Plainfield Road

Application No. 16-11P

A&I Enterprises, LLC / Goddard School

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien remain under oath to offer testimony on behalf of the Township of Long Hill.

Richard Schkolnick, Esq. appeared on behalf of the Applicant.

Witnesses sworn in to offer testimony on behalf of the Applicant:

John McDonough, as Professional Planner

Matthew Jarmel, as Architect

An architectural rendering was submitted and marked as Exhibit A-6.

Members of the public with questions for the Applicant:

Marius Vilemaitis, of Stirling

Don Farnell, of Gillette

Larry Fast, of Gillette

The Board was in recess from 9:26 pm to 9:35 pm.

Members of the public with statements/comments for the Board:

Don Farnell, of Gillette

Marius Vilemaitis, of Stirling

During the Board's discussion, the Board members noted the positive and negative aspects of the application. All Board members were in agreement that the use will be a benefit and not a detriment to the community. However, a few of the Board members expressed concern noting that the issues and variances requested are self-imposed and as the Master Plan and current ordinances do not allow parking in the front of the building, perhaps another site for this use would be more appropriate. The Applicant asked the Board to carry the application to another date when all nine (9) voting members of the Board are present so to avoid the possibility of a tied vote. The Board agreed.

Upon motion made and seconded, the Board extended the meeting by 10 minutes.

Upon agreement, the application was carried to June 13, 2017 with no further notice required by the Applicant.

(8) **Resolution (10:26)**

Design Standards Guide – Upon agreement, the resolution was carried to the Board's next meeting on June 13, 2017.

- (9) **Discussion Items** – None.
- (10) **Committee Reports** – None.
- (11) **Miscellaneous** – None.
- (12) **Public Questions / Comment Period** – None.
- (13) **Adjournment** – The Regular Meeting was adjourned at 10:27 pm.

Respectfully submitted,

Debra Coonce

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

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.