



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING June 13, 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 7:32 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
Mayor Cornel Schuler, Jr.
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

- (6) **Executive Session** – None.

- (7) **Application / Hearing (7:35)**

Preliminary & Final Site Plan with Variances
(Carried from 3/28/17, 4/11/17, 4/25/19, 5/9/17 & 5/23/17)
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.
Mayor Schuler certified on record that he has reviewed and listened to the previous hearing on this matter and is therefore eligible to vote.

Witnesses sworn in to testify on behalf of the Applicant:
Erin Witt, as the Site Development Manager for Goddard School

A 4-page document showing proposed revisions to the front of the building was submitted and marked as Exhibit A-10.

Members of the public with questions for the Applicant:
Don Farnell, of Gillette

Members of the public with comments/statements for the Board:
Don Farnell, of Gillette
Larry Fast, of Gillette

During the Board's discussion, the Board members commended the Applicant for the work they have done and for working with the Board to try and alleviate the concerns. The majority of the Board members felt that the proposed school will be a welcome improvement to the downtown area of Long Hill. As the parking in the front of the building remained a concern, the Applicant proposed to build a wall and use landscaping screening to address the issue. The Applicant further agreed to come back to the Board to present proposed designs for any wall structure and landscaping, and the Board agreed. At the request of Larry Fast in representing the Historical Committee, the Board added a condition of approval that the Applicant is to provide a historical report/survey within 90 days to which the Applicant agreed. Additionally, the Applicant agreed to comply with any/all sign ordinances.

Upon motion made by Committeeman Rae and seconded by Mayor Schuler the application was approved with conditions subject to a memorializing resolution by the votes of Committeeman Rae, Mayor Schuler, Mr. Malinousky, Mr. Moholkar, Mr. Richardson, Mr. Sandow, Vice Chairman Hands and Chairman Pfeil; they being all members present and eligible to vote. Mr. Jones voted against the application.

(8) **Discussion Items (9:03)**

Mr. Sandow polled the Board members regarding the definition of a demising wall; noting if most members were not aware of what it is, it should not be used a term within the ordinances.

(9) **Committee Reports (9:05)**

Township Committee – Nothing at this time.

Master Plan Committee – Mr. Hands noted the committee is currently focusing on the Utility Element to bring back to the Board in the next couple months. The next element for review will be the Land Use Element and look into moving forward with public sessions for discussion.

RFP Committee – Committeeman Rae noted he is in touch with the Zoning Board of Adjustment Chairman and they have a plan in place to being meetings.

Ordinance Review Committee – Chairman Pfeil noted the committee is currently working on the Site Plan Waiver Committee ordinances with Board Planner O'Brien.

(10) **Miscellaneous** – Chairman Pfeil stated this is the last meeting for Board Secretary Nancy Probst as she is leaving the Township, and thanked her for her service; the Board also wished her well.

(11) **Public Questions / Comment Period** – None.

(12) **Adjournment** – The Regular Meeting was adjourned at 9:12 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.