



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING November 14, 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 7:31 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** – Chairman Pfeil called the roll:

Present: Alan Pfeil, Chairman
David Hands, Vice Chairman
Committeeman Brendan Rae
Patrick Jones
Tom Malinousky
Ashish Moholkar (Arrived at 8:25 pm)
Don Richardson
Dennis Sandow

Absent: Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner
Mayor Cornel Schuler, Jr.

(6) **Executive Session** – None.

(7) **Resolutions** –

633 Valley Road, LLC (Cupoli) / Application No. 16-08P

Upon motion made by Vice Chairman Hands and seconded by Mr. Richardson the resolution was approved by the unanimous votes of Vice Chairman Hands, Mr. Richardson, Mr. Malinousky, Mr. Sandow and Chairman Pfeil; they being all members present and eligible to vote.

(8) **Application / Hearing** – None.

(9) **Discussion Items** –

Master Plan Utilities Element –

Vice Chairman Hands and Chairman Pfeil noted if all are happy with the current version, the Board can consider moving it to the public discussion/hearing process at a future date to be noticed.

Chairman Pfeil proposed a resolution in support of the Township's sewer sale and asked the Board members to discuss. The hope is to show support from the Planning Board to the Township Committee to move forward with their process. After all comments were discussed, Chairman Pfeil stated he will revise the proposed resolution.

Members of the public with specific questions for the Board regarding the proposed sewer sale and Chairman Pfeil's proposed resolution:

Charles Arentowicz, of Millington
Kathy O'Leary, of Millington

Master Plan Background Study for Downzoning (8:23)

Mr. Sandow presented the Board with a thorough background study to be considered when preparing the Land Use Element of the Master Plan.

(10) Committee Reports (9:12)

Master Plan Committee – Vice Chairman Hands noted that as a reminder, all volunteers working on the Master Plan elements are there to assist in the process and do not show bias in the discussions they have, and it remains a concern that members of the committee have resigned in the past due to negative comments or feedback from the public.

Ordinance Review Committee – Due to budget constraints, the committee has been working without the Board Planner however they have secured additional funds from the Township Committee in order for the Board Planner to assist the committee in the few remaining meetings of the year.

(11) Public Questions / Comment Period – None.

(12) Adjournment – The Regular Meeting was adjourned at 9:18 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.