



**TOWNSHIP OF LONG HILL**  
**COUNTY OF MORRIS**  
Gillette, Homestead Park, Meyersville, Millington, Stirling

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**PLANNING BOARD**  
**MINUTES OF THE MEETING/HEARING**  
**September 8, 2020**

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The Long Hill Planning Board met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

*At 7:32 pm, Chairman Hands made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance
  
- (5) **Roll Call** – Board Secretary Coonce called the roll:

Present:	David Hands, Chairman	Absent/Excused:	Don Richardson
	Thomas Jones, Vice Chairman		Victor Verlezza, Committeeman
	Brendan Rae, Mayor *		
	John Falvey		
	Tom Malinousky		
	Alan Pfeil		
	Dennis Sandow		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Gary Szelc, Board Engineer		
	Brian Conway, Board Engineer/Landscape & Lighting		
	Paul Grygiel, Board Planner		

\*Mayor Rae joined the meeting at 8:05 pm.

- (6) **Meeting Minutes** – The Meeting Minutes of August 18, 2020 were approved as presented.
  
- (7) **2016 Meeting Minutes** – The Meeting Minutes of January 12, 2016, January 26, 2016, February 9, 2016, February 23, 2016, July 12, 2016, September 13, 2016, October 11, 2016, October 25, 2016, November 22, 2016 and December 13, 2016 were approved as amended.

The Meeting Minutes of November 8, 2016 were deferred to the Board's next meeting on September 22, 2020 to further research the Board's response to agenda item number 9; the Ordinance Review of Township Ordinance #392-16.

(8) **Resolution** – 7:57 pm

***Township of Long Hill / Application No. 2020-05P***

Upon motion made by Mayor Rae and seconded by Vice Chairman Jones, the resolution was unanimously approved as amended by the votes of Mayor Rae, Vice Chairman Jones, Mr. Malinousky, Mr. Pfeil, Mr. Sandow and Chairman Hands; they being all members present and eligible to vote.

(9) **Application** – 8:12 pm

**Major Preliminary & Final Site Plan**

***(Continued from 6/9/2020, 6/23/2020, 7/14/2020, 7/28/2020 & 8/18/2020)***

Blocks 12301 / 10100 Lots 1 / 7.01 / Zone MU-O

50 Division Avenue

Application No. 19-13P

**Prism Millington, LLC**

Applicant proposes to construct fourteen 10-unit multi-family rental buildings containing 140 total units, an 1,800 SF community building and a 4,992 SF retail building and related site improvements.

Francis Regan, Esq. appeared on behalf of the Applicant.

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

Robert Fourniadis, as Applicant

Angelo Alberto, as Architect

Members of the public with questions for the Applicant and their witnesses:

Bill Kaufman, of Millington

***The Board was in recess from 9:10 pm to 9:24 pm.***

Members of the public with questions for the Applicant and their witnesses (continued):

Pam Ogens, of Millington

Joe Fazari, of Stirling

Jon Caputo, of Millington

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to September 22, 2020 with no further notice required by the Applicant.

(10) **Old Business** – None.

(11) **New Business** – 10:25 pm

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

b.) **Pre-Application Review Committee** – Nothing to report at this time.

c.) **Ordinance Review Committee** –

Board Secretary Coonce suggested the committee focus on 2 priorities for end of year; completing the bylaws/procedures and the revisions to the current checklist. After discussion, Secretary Coonce

noted she will contact members of the committee to set up an online Zoom conference meeting to continue the committee's work.

**d.) Standard Operating Procedures Committee –**

Mr. Sandow noted the SOP Committee had been reviewing the bylaws/procedures prior to the pandemic and that the committee should continue working on same. Board Attorney Maziarz stated that bylaws/procedures are voted on by the Board when completed and adopted by resolution. After discussion, Secretary Coonce noted she will contact members of the committee to set up an online Zoom conference meeting to continue the committee's work.

Mr. Sandow noted the Township Committee will be reviewing Ordinance #463-20 at their meeting (the next evening) on 9/9/2020, and he suggested the Board members review the proposed ordinance as it will be on the Board's next meeting agenda for 9/22/2020 to review for Master Plan consistency. Mr. Sandow further noted the Board should receive supporting documentation with the proposed ordinance in order for the Board to understand how the proposed R-MF5 Zone came to fruition.

**e.) Master Plan Committee –** Nothing to report at this time.

**f.) Update and/or Information from Board Secretary –** Nothing to report at this time.

**(12) Adjournment –** The Meeting/Hearing was adjourned at 10:36 pm.

Respectfully submitted,



Debra Coonce

Planning Board Secretary

Planning & Zoning Coordinator

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*Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.*