



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

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**PLANNING BOARD**  
**MINUTES OF THE REGULAR MEETING / HEARING**  
**April 27, 2021**

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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 Sandow called the meeting to order, and Board Secretary Coonce 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:	Dennis Sandow, Chairman	Absent/Excused:	David Hands
	Thomas Jones, Vice Chairman		
	Brendan Rae, Deputy Mayor		
	Victor Verlezza, Committeeman		
	Theresa Dill		
	Tom Malinousky		
	Alan Pfeil		
	Don Richardson		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		
	Rich Quamme, as Township Engineer (standing in for Paul Ferriero)		

(6) **Application**

**Preliminary & Final Major Site Plan** (*Carried from 3/23/21*)

Block 10801 / Lot 3 / Zone R-MF-4

621 Valley Road

Application No. 2020-07P

Elite Properties at Long Hill, LLC

Applicant proposes to construct a multi-family residential and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for affordable housing.

Rich Quamme as Township Engineer standing in for Paul Ferriero was sworn in to offer testimony on behalf of the Township. Board Planner Leheny remains sworn in to offer testimony on behalf of the Township.

Derek Orth, Esq. appeared on behalf of the Applicant.

Alan Pralgever, Esq. appeared as an objecting attorney on behalf of Jennifer Pralgever and Conor Smith of Gillette.

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

John Saracco, as Architect

Architectural plans were submitted, placed on the website and marked as Exhibit A-2.

***The Board was in recess from 9:01 pm to 9:07 pm.***

Members of the public with questions for the Applicant's witnesses:

Charles Arentowicz, of Millington

Gary Gianakis, of Stirling

Upon agreement and upon motion made and seconded, the application was carried to May 25, 2021 with no further notice required by the Applicant.

(7) **Committee Report** (9:36 pm) –

***Follow-up for Prism Application / 50 Division Avenue***

Vice Chairman Jones noted the committee has not met; however, they are working to consolidate information for discussion and will circulate report notes regarding fill and architectural issues when completed. Vice Chairman Jones further noted that such committee meetings will take place privately most likely in a zoom/online format, as public participation will not be required or allowed.

(8) **Application / Hearing Schedule Update**

Board Secretary Coonce noted the Board's upcoming schedule.

(9) **Old / New Business** – None.

(10) **Executive Session** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:41 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 by appointment in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.*