



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

PLANNING BOARD
MINUTES OF THE REGULAR MEETING/HEARING
May 25, 2021

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

At 7:31 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 at the beginning of the meeting.

(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 Keller, Board Engineer	

Chairman Sandow, Board Secretary Coonce and Deputy Mayor Rae noted based on the upcoming changes to the Covid protocols from the CDC and the Governor's office, the Board will be back in person in the Township's Court Room after the Committee's scheduled meeting on June 9, 2021.

(6) **Applications** –

Minor Subdivision

Block 13701 / Lot 32 / Zone R-2

183 Meyersville Road

Application No. 21-02P

Fritz Kielblock

Applicant proposes to subdivide the property into two (2) single family residential properties.

Board Planner Leheny and Board Engineer Keller were sworn in to offer testimony on behalf of the Township.

Fred Zelle, Esq. appeared on behalf of the Applicant.

Witnesses sworn to offer testimony on behalf of the Applicant:

Fritz Kielblock, as Applicant

Bill Hollows, as Engineer

A colorized existing conditions drawing was submitted and marked as Exhibit A-1.

A colorized version of the layout plan was submitted and marked as Exhibit A-2.

No members of the public had questions or comments for the Applicant and their witnesses.

The Board was in recess from 8:59 to 9:08 pm.

During discussion, the majority of the Board agreed the application was well prepared and presented, and further agreed the subdivision plan as proposed will not cause any detriments to the neighborhood.

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

Preliminary & Final Major Site Plan

(Carried from 3/23/21 & 4/27/21 – to be carried to 6/22/21))

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 building and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for affordable housing.

Upon agreement and upon motion made and seconded, the application was carried to 6/22/21 with no further notice required by the Applicant.

(7) Old/New Business (10:00 pm) – Zoning Board of Adjustment’s Annual Report

Board Attorney Maziarz stated the requirements of the Zoning Board of Adjustment’s annual report to the Planning Board. Board Planner Leheny and Board Engineer Keller also offered comments as to areas of the Land Use Ordinance that should be evaluated for updating.

Chairman Sandow ended the discussion by noting he welcomes members of the Board to volunteer at any time to participate in research and/or review of ordinances that are in need of updating.

Vice Chairman Jones stated the PRISM committee held its first preliminary meeting to discuss the application, resolution and procedures for moving forward when they eventually begin meeting with the Applicant.

(8) Executive Session – None.

(9) Adjournment – The Regular Meeting/Hearing was adjourned at 10:26 pm.

Respectfully submitted,



Debra Coonce

Planning Board Secretary

Planning & Zoning Coordinator

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 by appointment in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.