



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
June 8, 2021

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

At 7:33 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: | Brendan Rae, Deputy Mayor |
| | Thomas Jones, Vice Chairman | | Jolanta Maziarz, Esq., Board Attorney |
| | Victor Verlezza, Committeeman * | | Elizabeth Leheny, Board Planner |
| | Theresa Dill | | Mike Lanzafama, Board Engineer |
| | David Hands | | |
| | Tom Malinousky | | |
| | Alan Pfeil | | |
| | Don Richardson | | |
| | Debra Coonce, Board Secretary | | |

*Committeeman Verlezza joined the meeting at 7:50 pm.

(6) **Application** –

Preliminary & Final Major Subdivision

(Carried from 2/9/21, 3/9/21, 4/13/21 & 5/11/21 – to be carried to 7/13/21)

Block 13302 / Lot 16.01 / Zone R-2

Delaware Avenue

Application No. 18-01Z

Mario Parisi

Applicant proposes to subdivide the property to develop eight (8) single family homes.

Upon agreement and upon motion made and seconded, the application was carried to July 13, 2021 with no further notice required by the Applicant.

(7) **Meeting Minutes** –

The Meeting Minutes of January 12, 2021, January 26, 2021, February 9, 2021, February 23, 2021, March 9, 2021, and March 23, 2021 were deferred to a future meeting.

(8) **Committee Reports** (7:39 pm)

➤ **Township Committee**

Chairman Sandow informed the Board the Township Committee approved a waiver for a residential pool asking for relief from the lot grading permit for impervious coverage.

During discussion, it was noted that the Township Committee will be reviewing the ordinance to change the current requirement that a lot surface drainage permit/installation of a dry well system be required for additions of impervious coverage of 400 SF+ to 1,000 SF+, as recommended by the Township Engineer and Board Engineer. At such time the TC revises the ordinance, it will come to the Board for a Master Plan consistency review.

Chairman Sandow stated that at the Township Committee meeting held on June 9th, the TC requested the Planning Board conduct a study of the property located at 1106 Valley Road (current car wash location) to determine if it is an area in need of redevelopment.

➤ **PRISM Committee**

Vice Chairman Jones stated the committee met to begin discussions of moving forward once Prism begins review for resolution compliance. The committee will be speaking to the Board professionals regarding their anticipated work and associated costs when compiling examples of what the Township is looking for and can then give guidance accordingly.

➤ **Discussion – Restarting Committees**

Chairman Sandow posed the question to the Board whether they would like to go back to in person meetings or hold online zoom meetings, and the frequency in which the committees would like to meet, e.g., if meetings should be on a Tuesday/Board meeting night or on another night. Chairman Sandow stated he prefers in person meetings to be scheduled. The majority of the Board members noted they would prefer to have the committee meetings via zoom, and to hold such meetings on another night rather than the Board's meeting nights. Additionally, members noted it should be left up to the individual committees as to when they would like to meet. Board Secretary Coonce can schedule zoom meetings when required.

With regards to specific draft elements within the Master Plan, Chairman Sandow stated he would like to focus on specific areas of the Land Use element and asked members to take responsibility for individual sections at this time. The Chairman specified the sections of the Land Use element in need of focus and completion as follows:

1) Valley Road Residential – Should residences be allowed? In previous years discussion, the compromising solution was to allow residential only on the second floor of buildings in this area. However, as development needs are changing, should residential be allowed overall and if so, what restrictions/conditions would there be for the zone?

Chairman Sandow stated he would work on this, and Mr. Richardson volunteered to assist.

2) Meyersville Hamlet Zone – What improvements can be made for development in this area? Has the overall vision changed, and what can be done to revise this zone for the evolving needs of the community?

Vice Chairman Jones volunteered to work on this with the assistance of Ms. Dill.

3) Stirling Village / Main Ave – Should this area be revised to be mixed use to potentially create a walkable residential and commercial community?

Mr. Hands volunteered to work on this with the assistance of Mr. Malinousky and Ms. Dill.

- 4) Stonehouse Road/Division Ave Properties / Millington – The properties (currently occupied by Barrett Roof, Inc.) that are classified as the Office Zone are technically not being used as such. As residential complexes flank either side of the properties in that zone, how can it be better zoned for use to fit within the Master Plan? –

Mr. Pfeil volunteered to work on this with the assistance of Mr. Malinousky and Ms. Dill.

During the remainder of the discussion, Mr. Richardson noted he would like to research the area around the Gillette train station and hub connections as the area is poorly designed with many safety issues and concerns for residents, and Mr. Malinousky volunteered to assist.

Chairman Sandow additionally noted the work of the Ordinance Review Committee, and the Standard Operating Procedures Committee will continue their important work in the future; the Master Plan is the current priority.

(9) Old/New Business (8:45 pm)

Chairman Sandow reminded the Board the next scheduled meeting/hearing on Tuesday, June 22, 2021 will be back in the Township's Court Room / in person.

Mr. Richardson stated he would assist in looking into the proposed changes in the lot grading plan application with the Township Engineer.

Proposed Special Meeting Dates – Chairman Sandow polled the Board to see they would consider adding additional meetings to the Board's July & August schedule to keep the current pending applications moving forward. The majority of the Board agreed to not add any additional meetings and to maintain the schedule as is.

Recently, Mayor Piserchia asked Secretary Coonce to share a resolution from the Township of Morris that has been circulating requesting municipalities for support to go to the Governor's office to enhance the statutory requirements for notices governing Land Use Applications to the Boards. Vice Chairman Jones asked the Chairman if the Board will be discussing the issue; Chairman Sandow noted the resolution is an initiative by the Township of Morris to address problems that are unique to that municipality and do not affect Long Hill, so the Board has no need to discuss the issue. Vice Chairman Jones agreed with the Chairman's statement.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 8:58 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator