



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 AGENDA
November 22, 2022

The Long Hill Planning Board met for a Regular Meeting via online virtual meeting format using Zoom Webinar. The Meeting was also available on LHTV and on the Township website.

At 7:35 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: Samantha Anello, Board Engineer
Don Richardson, Vice Chairman Elizabeth Leheny, Board Planner
Brendan Rae, Committeeman
Victor Verlezza, Committeeman *
Theresa Dill
David Hands
Thomas Jones
Tom Malinousky
Alan Pfeil
Debra Coonce, Board Secretary
Matt Flynn, Esq., Board Attorney

*Committeeman Verlezza joined the meeting at 8:15 pm.

Chairman Sandow noted the November 8, 2022 meeting never took place due to a technical difficulties with the recording equipment in the Court Room. The meeting was officially cancelled at 8:30 pm.

- (6) **Meeting Minutes**
Upon motions made and seconded, the Minutes of September 27, 2022, October 11, 2022 & October 25, 2022 were approved as amended.

- (7) **Resolution** –
285 Main Ave, LLC / Application No. 22-09P
Upon motion made by Mr. Jones and seconded by Mr. Hands, the Board memorialized the resolution by the unanimous votes of Mr. Jones, Mr. Hands, Ms. Dill, Mr. Pfeil, Vice Chairman Richardson and Chairman Sandow; they being all members present and eligible to vote.

(8) **Meeting Schedule**

Chairman Sandow reminded the Board that the two (2) remaining meetings for the calendar year include December 13th as a workshop meeting and December 20th as a Special Meeting for the Gates Avenue/G2 Development Subdivision application.

(9) **Professionals Appointments for 2023**

Chairman Sandow noted Board Engineer had recently resigned, and a Request for Proposal (RFP) was publicized accordingly. Committeeman Rae and Vice Chairman Richardson requested to assist Chairman Sandow as the RFP Committee. The Committee will meet jointly with the RFP Committee from the Zoning Board to conduct interviews once all proposals are received.

(10) **Ordinance Discussion** – Referrals from Township Committee

➤ ***Short Term Rentals***

Chairman Sandow noted in speaking with the Township Administrator and the Township Attorney, and based on the current ordinance for short term rentals, the Township Attorney will be handling this issue with the Township Committee.

➤ ***ATV/Noise Ordinance***

After some discussion, the consensus was the Board will need to work with the Township Committee to look at the issues, e.g. do these issues fall under zoning matters or police matters? What are we trying to prevent and how will it be prevented? The Board would like to further see what Board Planner Leheny's input will be regarding these two subject matters as well before moving forward.

Upon motion made and seconded, the Board agreed to forward the Chairman's ATV/Noise ordinance discussion draft to the Township Committee for further consideration.

(11) **Old / New Business**

Board Meeting Location – During discussion, the Board agreed meetings should be held in person with a hybrid component as a hybrid format will allow for either Board members or members of the public to attend meetings due to illness or other issues that would not allow an individual to be present in person. Technology upgrades pending, the Communication Committee should provide the Board with a timeline as to when a hybrid model will be available.

Master Plan Committee Report – Vice Chairman Richardson noted he has been working the Board Planner Leheny to finalize the draft for the Board to review and will provide the draft to the Board members as soon as possible.

(12) **Committee Reports** – None.

(13) **Adjournment** – The Regular Meeting was adjourned at 9:26 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at www.longhillnj.gov. 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.