



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD MINUTES OF THE MEETING January 26, 2016

The Long Hill Planning Board met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

At 7:31 pm, Chairman Pfeil made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Cell Phones & Pagers**

- (4) **Pledge of Allegiance** – Recited by all in attendance.

- (5) **Roll Call** – Planning & Zoning Coordinator Kiefer called the roll:

Present:	Chairman Alan Pfeil	Absent/Excused:	Gregory Aroneo
	Vice Chairman David Hands		
	Patrick Jones		
	Tom Malinousky		
	Ashish Moholkar		
	Michael Pudlak		
	Committeeman Brendan Rae		
	Dennis Sandow		
	Cynthia Kiefer, P&Z Coordinator		
	Daniel Bernstein, Board Attorney		
	Thomas Lemanowicz, Board Engineer		
	Kevin O'Brien, Board Planner		

- (6) **Executive Session** – None.

- (7) **Public Questions or Comment Period**

Charles Arentowicz, of Millington

Mr. Arentowicz requested information from the Board as to what their priorities are for the year.

Chairman Pfeil gave a brief summary stating the Long Hill Township Ordinance Subcommittee is looking at numerous ordinances for revision; e.g. placement of sheds, generators, as well as procedures regarding development applications. Additionally, the Master Plan is currently reviewing the Land Use and Recreation Elements.

(8) **Application**

Minor Site Plan / Development Permit

Block 10502 / Lots 1 & 6

Block 10501 / Lot 1

1205 Valley Road

Application No. 15-05P

Stirling Center Associates / David Voight

Chairman Pfeil asked the Board professionals to give a brief overview of the site plan process for the new members of the Board and for the benefit of the public.

Board Engineer Lemanowicz and Board Planner O'Brien were sworn in to offer testimony on behalf of the Township.

Elliot Warm, Esq. appeared on behalf of the Applicant.

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

David Voight, Agent for Applicant

Salvatore Davino, as Owner/Applicant

William Hollows, as Engineer

Patrick Marqueta, as Architect

Members of the public with questions for the Applicant:

Don Farnell, of Gillette

Charles Arentowicz, of Millington

Mary Anne Definis, of Gillette

A color rendering of the existing conditions was submitted and marked as Exhibit A-1.

A color rendering of the proposed conditions was submitted and marked as Exhibit A-2.

Members of the public sworn to give testimony or offer comments regarding the application:

Charles Arentowicz, of Millington

Don Farnell, of Gillette

Mary Anne Definis, of Gillette

During discussion, the Board noted several areas of serious concern regarding the proposed submitted plans. The Board found the site plans and architectural plans to be insufficient with regards to the parking issues on the site due to the close proximity of Shoprite and their overflow of parking, the Board believed the architectural plans lacked design elements as per the Township's standards, and the overall site plan concerns combined with the NJDEP concerns led the Board to ask the Applicant to return with more detailed plans.

The Board discussed the possibility of preparing a resolution with the approval of the front yard setback variance only. Attorney Bernstein noted if they were to do so, he would include language noting the building is currently dilapidated, the use would be for a restaurant/pizzeria only, and the resolution would be subject to any conditions when and if the Applicant were to return for a site plan approval. The Applicant stated to the Board they wish to return and have one (1) complete resolution of approval; the Board agreed.

Upon agreement and upon motion made and seconded, the application was carried to 2/23/2016 without further notice required by the Applicant.

(9) **Township Committee Report** – Nothing to report at this time.

(10) **Application Process Review** – Court Reporter

Chairman Pfeil and Coordinator Kiefer stated they were reviewing procedures regarding applications for development, and how to streamline processes making it easier as well as provide cost savings to the Applicants. As both Boards have audio and video recordings of the meeting, it is not required to have a court reporter present at a hearing, thus saving an Applicant \$375.00. The Board will discuss eliminating this requirement, noting it will be left up to the Applicant if they wish to have a court reporter present or not.

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

Respectfully submitted,

Debra Coonce
Planning & Zoning Coordinator
(As of December 4, 2017)