



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING July 12, 2016

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

At 7:34 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:	Vice Chairman David Hands
	Gregory Aroneo *		Patrick Jones
	Tom Malinousky		Michael Pudlak
	Ashish Moholkar		Daniel Bernstein, Board Attorney
	Committeeman Brendan Rae		Thomas Lemanowicz, Board Engineer
	Dennis Sandow		
	Cynthia Kiefer, P&Z Coordinator		
	Kevin O'Brien, Board Planner		

*Mr. Aroneo joined the meeting at 7:57 pm.

(6) **Executive Session** – None.

(7) **Approval of Minutes** – The Meeting Minutes of March 8, 2016, March 22, 2016, June 14, 2016 and June 28, 2016 were approved as amended.

(8) **Public Questions or Comment Period**

Jill Pozarek, of Millington –

Ms. Pozarek asked what the specific steps are regarding public participation in the possibility of the rezoning of the TIFA site and/or review of the Millington Master Plan Element.

Board Planner O'Brien explained the public process that will occur when and if the Board reviews ordinances regarding rezoning or any elements that make up the Master Plan.

(9) **Committee Reports**

Township Committee – Nothing to report at this time.

Site Plan Waiver Committee – Nothing to report at this time.

Application Review Committee – The Committee held a meeting with Mitchel Hirsch representing the Barrett Roofing property on Division Avenue & Stonehouse Road on June 28, 2016 to discuss rezoning the property to mixed use.

Master Plan Committee – Board Planner O’Brien noted the Committee will be reviewing the Downtown Millington Element at their next meeting on 8/3/16.

Ordinance Subcommittee – Board Planner O’Brien stated the Subcommittee had finished the Clarification Ordinance currently on the agenda, and they continue to work on the Valley Road Ordinance. Mr. O’Brien further noted the Subcommittee has begun review on the application checklist and the Downtown Millington Ordinance to be prepared along with the Downtown Millington Master Plan Element.

Affordable Housing – Nothing to report at this time.

(10) **Proposed “Architectural Design Standards” Ordinance Review**

Board Planner O’Brien noted as the Board passed the ordinance on 6/14/16, the current document provided to the Board is the clean copy/final version. The Board reviewed and confirmed minor changes and unanimously agreed it is ready to be forwarded to the Township Committee.

(11) **Proposed “Clarification Ordinance” – Sheds, Decks, Commercial Generators, Etc.**

As the Board had a discussion at length regarding the ordinance on 6/14/16, only minor changes were noted. Upon motion made and seconded, the Board unanimously agreed to forward the ordinance to the Township Committee for their review.

(12) **Proposed “Downtown Valley Commercial (B-D) District” Ordinance**

The Board engaged in a lengthy discussion regarding the comments and corrections provided by the Township Committee, noting that some of the corrections will be agreeable and some will not.

Members of the public with questions or comments during the discussion:

Charles Arentowicz, of Millington

The Board decided that no formal action will be taken immediately, they requested the discussion continue at the Township Committee’s next meeting prior to formalizing it as a recommendation.

New Business – Mr. Sandow noted he has been working on revisions to the previously proposed ordinance regarding through and corner lots and further noted he will be providing information to the Ordinance Subcommittee to begin review again.

Chairman Pfeil thanked P&Z Coordinator Kiefer for her exemplary service to the Township of Long Hill and read declarations of thank you from both the Planning Board and the Zoning Board of Adjustment.

(13) **Adjournment** – The Regular Meeting was adjourned at 9:27 pm.

Respectfully submitted,
Debra Counce
Planning & Zoning Coordinator
(As of December 4, 2017)