



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING November 22, 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 7:32 pm, Chairman Pfeil made the following announcement:

- (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 Nancy Probst called the roll:

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

- (6) **Application**

Preliminary & Final Major Site Plan
Block 14602 / Lots 4.01 & 8
200-230 New Vernon Road
Application No. 16-06Z
Indoor Soccer
Upon request of the Applicant's attorney and agreement of the Board, the application is carried to December 13, 2016 with no further notice required by the Applicant.

- (7) **Executive Session** – None.

(8) **Resolution**

Board Planner O'Brien read the proposed resolution regarding the delayed response to the Township Committee to rezone the TIFA property. The resolution states the Board will prepare a rezoning ordinance within 120 days after the passage of the Land Use Element of the Master Plan.

Members of the public with questions or comments for the Board:

Tom O'Learly, of Millington
Jill Pozarek, of Millington
Deb Weiler, of Millington
Steve Fronapfel, of Millington
Walter Viegas, of Millington

Board Planner O'Brien stated the process of review and adoption of Master Plan elements for the public's information and read the proposed resolution to the Board and members of the public.

After discussion and upon motion made and seconded, the Board unanimously approved the resolution as amended to be forwarded to the Township Committee.

Fair Share Housing Update (Out of Agenda Order)

Vice Chairman Hands noted the Board would like to hold the discussion regarding the update of the Fair Share Housing plan out of the agenda's current order.

Board Planner O'Brien gave a detailed update regarding the current negotiations between the Township and the State with regards to what the Township of Long Hill's obligation for affordable housing will ultimately be. As the matter is currently in litigation and negotiations, the Board cannot comment on any other possible locations within the Township that are being considered for affordable housing at this time.

Members of the public with questions or comments for the Board:

Igor Senedzhuk, of Millington	Joe Cilino, of Millington
Karen Lister, of Millington	Scott Lavander, of Millington
Antonia Bernardo, of Stirling	Pamela Ogens, of Millington
Tom O'Learly, of Millington	Anthony Opalka, of Stirling
Scott Jones, of Millington	John Falvey, of Millington
Yogesh Rai, of Millington	Guy Roshto, of Millington
Linda Tamalonis, of Millington	John Bangs, of Millington
Robert Hunt, of Millington	Charles Arentowicz, of Millington
Nicole Devonshire, of Stirling	Neal Lorber, of Millington
Jim Kilkenny, of Millington	Walter Viegas, of Millington
Devon Beasley, of Millington	Joe Hubert, of Millington
Steve Fronapfel, of Millington	Tom Sicard, of Millington
Michael Pavlow, of Stirling	

(9) **Public Question/Comment Period** – Nothing further than the discussion above.

(10) **Committee Reports**

Ordinance Review Committee – Chairman Pfeil stated the Subcommittee will not be moving forward with any further ordinance revisions at this time; the subcommittee will wait until the densities are known/addressed from the outcome of the Fair Share Housing settlement.

Township Committee – Committeeman Rae stated the Township Committee will be considering preparing requests for proposals (RFPs) for the Township professionals, noting it is good practice to do so every couple of years. Committeeman Rae further encouraged the Board to consider doing the same; the Board agreed to think about it and hold a discussion at the next regular meeting.

(11) **New Business** – None.

(12) **Adjournment** – The Regular Meeting was adjourned at 10:12 pm.

Respectfully submitted,

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