



TOWNSHIP OF LONG HILL

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

TOWNSHIP OFFICES;
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PLANNING BOARD MINUTES OF THE MEETING February 14, 2017

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 7:30 pm, Vice Chairman/Acting Chairman Hands called the meeting to order.

(1) **Call to Order and Statement of Compliance & Pledge of Allegiance**

(2) **Roll Call** –Secretary Probst called the roll:

Present:	Vice Chairman Hands	Absent:	Chairman Pfeil
	Dennis Sandow		
	Ashish Moholkar		
	Tom Malinousky		
	Patrick Jones *		
	Don Richardson		
	Mayor Cornel Schuler, Jr.		
	Committeeman Brendan Rae **		
	Nancy Probst, Board Secretary		
	Dan Bernstein, Esq., Board Attorney		
	Tom Lemanowicz, Board Engineer		
	Kevin O'Brien, Board Planner		

* Mr. Jones joined the meeting at 7:32 pm.

** Committeeman Rae joined the meeting at 7:34 pm.

(3) **Executive Session** – None.

(4) **Resolutions**

Indoor Soccer / Application No. 16-06Z

Upon motion made by Mr. Richardson and seconded by Mr. Malinousky, the resolution was adopted by the votes of Mr. Richardson, Mr. Malinousky, Committeeman Rae, Mr. Sandow, Mr. Jones and Vice Chairman Hands; they being all of the Members present and eligible to vote.

Bank of America / Application No. 16-08P

Upon motion made by Mr. Jones and seconded by Committeeman Rae, the resolution was adopted by the votes of Mr. Jones, Committeeman Rae, Mr. Sandow, Mr. Moholkar, Mr. Malinousky, Mayor Schuler, Mr. Richardson and Vice Chairman Hands; they being all of the Members present and eligible to vote.

(5) **Master Plan Consistency Hearing (7:38)**

Ordinance 377-17

Amending Permanent Sign Regulations in the Township Land Use Ordinance as Recommended by the Planning Board and Amending Section 155 of the Township Code Entitled "Signs"

Acting Chairman Hands and Board Planner O'Brien explained the most recent revisions introduced to the Township Committee.

Upon motion made by Mr. Sandow and seconded by Mr. Moholkar, the Board approved Ordinance 377-17 as being not inconsistent with the Master Plan by the unanimous votes of Mr. Sandow, Mr. Moholkar, Committeeman Rae, Mr. Malinousky, Mr. Jones, Mr. Richardson, Vice Chairman Hands and Mayor Schuler; they being all of the Members present and eligible to vote.

(6) **Old Business (7:42)**

Modification of Prior Resolution Conditions, Bulk Variances, Development Permit

Block: 12702; Lot: 18.01 – 219 Bungalow Terrace

Application No. 15-04P

DaSilva

The Board unanimously agreed to adjourn the application to February 28, 2017 with no further notice required by the Applicant.

(7) **New Business (7:43)**

Preliminary & Final Site Plan with Variances

Block: 10601; Lot: 3

57 Plainfield Road

Application No. 16-11P

A&I Enterprises, LLC / Goddard School

Richard Schkolnick, Esq. appeared on behalf of the Applicant.

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

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

Matthew Jarmel, as Architect

Pete Chandler, as Engineer

Color site plan sheet 3 was submitted and marked as Exhibit A-1.

Color rendering of prototypical Goddard School was submitted and marked as Exhibit A-2.

Photos dated 2/10/17 were submitted and marked as Exhibit A-3.

Members of the public with questions for the Applicant and/or witnesses:

Jolita Vilemaitiene, 54 Plainfield Road

Bill Kollmar, 80 Plainfield Road

Janice Kollmar, 80 Plainfield Road

The Board was in recess from 9:01 pm to 9:07 pm.

Upon motion made and seconded, the Board extended the meeting for five (5) additional minutes.

During testimony, the Board professionals reviewed the reports with the Applicant's professionals during which time Board members asked questions of the Applicant. As noted by the Applicant's attorney, the use is allowed in the zone; current areas of concern include traffic patterns and engineering.

Upon agreement, the application was carried to March 14, 2017 with no further notice required by the Applicant.

(8) **Committee Reports (10:34)**

Vice Chairman Hands noted Committee Reports will be discussed at the Board's next meeting.

(9) **Miscellaneous** – None.

(10) **Public Questions / Comment Period** – None.

(11) **Adjournment** – The Regular Meeting was adjourned at **10:34 PM**.

Respectfully submitted,

Debra Coonce

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

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.