



# 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 28, 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 7:35 pm, Vice Chairman/Acting Chairman Hands called the meeting to order.*

- (1) Call to Order and Statement of Compliance
- (2) Meeting Cut-Off
- (3) Electronic Devices

Pledge of Allegiance – Recited by all in attendance

- (4) Roll Call – Secretary Probst called the roll:

Present:	Vice Chairman Hands Committeeman Brendan Rae Dennis Sandow Tom Malinousky Patrick Jones Don Richardson Mayor Cornel Schuler, Jr. Ashish Moholkar *	Absent:	Chairman Pfeil
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\* Mr. Moholkar joined the meeting at 8:27 pm.

- (5) Executive Session – None.
- (6) Old Business *Out of sequence from Agenda*

***Preliminary & Final Site Plan with Variances***

Block: 10601; Lot: 3  
57 Plainfield Road  
Application No. 16-11P  
A&I Enterprises, LLC / Goddard School

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

(7) **Master Plan Consistency Review (7:38)** *Out of sequence from Agenda*

a. ***Ordinance 394-17***

***An Ordinance Amending Various Sections of the Township Land Use Ordinances as Recommended by the Planning Board.***

Board Planner O'Brien explained the most recent revisions introduced to the Township Committee, and both he and Board Engineer Lemanowicz explained further changes regarding sheds and steep slopes,

Upon motion made by Committeeman Rae and seconded by Mr. Sandow, the Board approved Ordinance 394-17 as being not inconsistent with the Master Plan by the unanimous votes of Committeeman Rae, Mr. Sandow, Mr. Malinousky, Mr. Jones, Mr. Richardson, Vice Chairman Hands and Mayor Schuler; they being all of the Members present and eligible to vote.

***Walter Viegas of Millington gave the Board a presentation for proposed ideas to be included in the Land Use Element of the Master Plan.***

(8) **Committee Reports (8:16)** *Out of sequence from Agenda*

- a. Board Planner O'Brien discussed items currently being reviewed by the Ordinance Review Committee such as the Pre-Application Review Committee (ARC) and creating a Site Plan Waiver review process. Mr. Sandow noted that the most recent ordinance regarding signs had a lack of synchronization with the most recent Valley ordinance and had brought the proposed sign ordinance back to revise the zone information.
- b. Committeeman Rae noted the redevelopment agreement is currently being worked on.
- c. Vice Chairman Hands discussed items currently being reviewed by the Master Plan Committee.

(9) **Hearing (8:32)** *Out of sequence from Agenda*

***Modification of Prior Resolution Conditions, Bulk Variances, Development Permit***

Block: 12702; Lot: 18.01  
219 Bungalow Terrace  
Application No. 15-04P  
DaSilva

Vice Chairman Hands, Tom Malinousky and Mayor Schuler recused themselves from the application and left the meeting. Mr. Jones assumed the role of Acting Chairman.

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

Edgar & Carolyn DaSilva were sworn in to give testimony.

Witnesses sworn to testify on behalf of the Applicant:  
William Hollows, as Engineer

Members of the public with questions for the Applicant:  
Telmo Nunes, 215 Bungalow Terrace

A color "Amended Site Plan" with revision date 1/23/17 was submitted and marked as Exhibit A-1.

During testimony, the Applicant agreed that the shed and chicken coop would be moved to an appropriate location and they would secure any necessary permits. As the previous approval for the property indicated that the driveway was to be gravel and now the Applicant is proposing to pave it, the Board had concerns regarding water run-off and the maintenance of the landscaping. The Applicant agreed to address all issues raised in Board Lemanowicz's report, and the suggestion was made to utilize the existing driveway stone under any wood chips or mulch to maintain the structure of any berm adjacent to the driveway.

Upon motion made by Mr. Sandow and seconded by Mr. Moholkar, the Board approved the application with conditions subject to a memorializing resolution by the unanimous votes of Mr. Sandow, Mr. Moholkar, Committeeman Rae, Mr. Jones and Mr. Richardson; they being all of the Members present and eligible to vote.

- (10) **Miscellaneous** – None.
- (11) **Public Questions / Comment Period** – None.
- (12) **Adjournment** – The Regular Meeting was adjourned at 9:46 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](http://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.*