



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING March 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 7:36 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**

- (4) **Pledge of Allegiance** – Recited by all in attendance
- (5) **Roll Call** –Secretary Probst called the roll:

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

* Mr. Moholkar joined the meeting at 7:42 pm.

- (6) **Executive Session** – None.
- (7) **Application / Hearing**

Preliminary & Final Site Plan with Variances
(Carried from 2/14/19)
Block: 10601; Lot: 3
57 Plainfield Road
Application No. 16-11P
A&I Enterprises, LLC / Goddard School

The application was carried to April 11, 2017 with no further notice required by the Applicant.

(8) Resolution

DaSilva / Application No. 15-04P

Upon motion made by Mr. Richardson and seconded by Committeeman Rae, the resolution was approved by the unanimous votes of Mr. Richardson, Committeeman Rae and Mr. Sandow; they being all of the Members present and eligible to vote.

(9) Consistency Review (7:40)

Ordinance 397-17

An Ordinance increasing escrow deposit for completeness review and amending Section 180 of the Township Land use Ordinance Entitled "Application Fees, Escrow Deposits, Guarantees, Development Fees and Improvements"

Upon motion made by Vice Chairman Hands and seconded by Committeeman Rae, the Board approved Ordinance 397-17 as being not inconsistent with the Master Plan by the unanimous votes of Vice Chairman Hands, Committeeman Rae, Mr. Sandow, Mr. Malinousky, Mr. Richardson, Mayor Schuler and Chairman Pfeil; they being all of the Members present and eligible to vote.

(10) Discussion (7:42)

➤ ***Township Ordinance 398-17 / Ordinance Vacating a Portion of Mercer Street***

Board Engineer Lemanowicz explained to the Board there is a current Site Plan application pending on Warren Street where the parking lot is encroaching on the Township's paper street creating a liability for the Town. Therefore, the Township is proposing to vacate the section on the paper street and give it back to the Applicant to eliminate any liabilities.

Upon motion made by Mr. Sandow and seconded by Mr. Moholkar, the Board approved Ordinance 398-17 as being not inconsistent with the Master Plan by the unanimous votes of Mr. Sandow, Mr. Moholkar, Committeeman Rae, Mr. Malinousky, Mr. Richardson, Mayor Schuler, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

The Board was in recess from 7:56 pm to 8:06 pm.

➤ ***Architectural Design Standards Manual***

Dr. Thomas Behr gave a presentation regarding architectural design standards and the design goals for the Board to consider for a future ordinance.

➤ ***Master Plan Land Use Element; partial discussion of Industrial, Office and Business-General Zones***

Mr. Sandow noted he is proposing to hold 5 sessions to discuss proposed changes to the Master Plan Land Use Element for the purposes of briefing the Board members on the proposed changes in zoning.

(11) **Committee Reports (10:10)**

- Committeeman Rae informed the Board that Prism (Owner of the TIFA site) will be holding an open house/town hall meeting at the Millington Volunteer Fire house on 4/19/17 at 7:30 pm. Rather than holding a meeting a Town Hall, Prism was looking to run their meeting in a different manner thus requiring a new venue. The intention is to have their professionals available to answer the public's specific questions regarding the proposed future development of the site.
- Committeeman Rae also noted that the Board should consider starting the RFP (Request for Proposal) process for the hired professionals. He suggested having a committee with 2 members of the Planning Board, 2 from the Zoning Board and perhaps members of the Township Committee as well to put the RFP together, send it out, review the responses, possibly conduct the interview and make recommendations to the Boards. All Board members agreed. Chairman Pfeil noted he will discuss the legalities and procedures with Board Attorney Bernstein and report back to the Board. Board Planner O'Brien noted the last RFP process the Board's went through was in 2009.
- Vice Chairman Hands noted that the Master Plan Committee continues to work on the elements, and is discussing having a public outreach to have more feedback from residents. He also noted that there would be a possibility of bringing in an outside professional to assist in finalizing all elements in the process.
- Board Planner O'Brien noted that the Ordinance Review Committee (ORC) continues discussions regarding general procedures, pre-application reviews, application technical review and site plan waivers; the Board will be given updates as available.

(12) **Miscellaneous** – None.

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

(14) **Adjournment** – The Regular Meeting was adjourned at 10:28 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.