



# TOWNSHIP OF LONG HILL

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

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## PLANNING BOARD MINUTES OF THE MEETING April 25, 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 7:32 pm, Chairman Pfeil made the following announcements:*

- (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: Alan Pfeil, Chairman  
David Hands, Vice Chairman  
Tom Malinousky  
Ashish Moholkar  
Don Richardson  
Dennis Sandow  
Mayor Cornel Schuler, Jr.  
Nancy Probst, Board Secretary  
Kevin O'Brien, Board Planner

Absent: Patrick Jones  
Committeeman Brendan Rae  
Dan Bernstein, Esq., Board Attorney  
Tom Lemanowicz, Board Engineer

- (6) **Executive Session** – None.
- (7) **Application / Hearing (7:34)**

***Preliminary & Final Site Plan with Variances (Carried from 3/28/17 & 4/11/17)***

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

Upon agreement, the application was carried to May 9, 2017 with no further notice required by the Applicant.

(8) **Discussion Items Continued from 3/28/17 (7:35)**

➤ ***Master Plan Land Use Element – Industrial, Office and Business-General Zones***

Mr. Sandow gave a presentation to the Board outlining a proposed timeline as well as specific sections of the Master Plan Land Use Ordinance to be reviewed immediately focusing on the uses within specific zones.

Chairman Pfeil noted the discussion would continue at the Board's meeting on May 23, 2017 with the hopes that certain sections would be completed in draft form for the Board to review.

Vice Chairman Hands noted that Mr. Sandow has done a lot of work for this process, and has been an asset to the Master Plan Committee by reviewing the conformity of properties within the zones discussed, attempting to revise the ordinances for the Master Plan making the uses more relevant thus minimizing impact on the Applicant's and the time in which Applicants need to spend in front of the Boards.

(9) **Committee Reports**

***Ordinance Review Committee (ORC)*** – Board Planner O'Brien noted that the committee is currently reviewing several areas; function & process of various committees, the application review process and check list review; the ORC anticipates coming to a conclusion on the Application Review Committee (ARC) process and the site plan waiver process shortly.

(10) **Miscellaneous**

Chairman Pfeil noted that as per Board Attorney Bernstein, the committee for putting together the requests for proposals (RFPs) for the Board professionals should consist of 3 members of the Planning Board and 3 members of the Zoning Board. The Board agreed to revisit the subject and ask for volunteers at its next meeting.

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

(12) **Adjournment** – The Regular Meeting was adjourned at 9:05 pm.

Respectfully submitted,

*Debra Counce*

Debra Counce  
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.*