



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

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## PLANNING BOARD MINUTES OF THE MEETING May 9, 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) **Roll Call** – Board Planner O’Brien called the roll:

Present: Alan Pfeil, Chairman  
David Hands, Vice Chairman  
Mayor Cornel Schuler, Jr.  
Committeeman Brendan Rae  
Patrick Jones  
Tom Malinousky  
Don Richardson  
Dennis Sandow  
Kevin O’Brien, Board Planner

Absent/Excused: Ashish Moholkar  
Dan Bernstein, Esq., Board Attorney  
Tom Lemanowicz, Board Engineer

(5) **Pledge of Allegiance** – (Out of Agenda order) Recited by all in attendance

(6) **Executive Session** – None.

(7) **Application / Hearing (7:38)**

*Preliminary & Final Site Plan with Variances (Carried from 3/28/17, 4/11/17 & 4/25/19)*

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 23, 2017 with no further notice required by the Applicant.

(8) **Discussion Items (7:38)**

➤ ***Design Standards Guide (Finalize)***

Dr. Behr, Chairman of the Zoning Board of Adjustment reviewed the most recent version dated 5/4/17 which is to be the final draft. Upon motion made and seconded, the Board approved the Design Standards Guide as a Planning Board document to be shared with the public for guidance. Committeeman Rae voted against the motion.

➤ **Utilities Service Element**

Mr. Malloy from the Master Plan Committee presented the most recent proposed draft of the Utilities Service Element of the Master Plan for the Board to begin discussions.

➤ **Community Facilities Element**

Nick Meyer from the Master Plan Committee presented the most recent proposed draft of the Community Facilities Element of the Master Plan for the Board to begin discussions.

**The Board was in recess from 9:01 pm to 9:10 pm.**

➤ **Master Plan Committee Recommendations for Portions of Land Use Element**

a. Rearrangement of the Multi-Family Zone R-MF, R-MF2, R-MF3, TH, S-C & MF

Mr. Sandow reviewed the recommendations from the Master Plan Committee. Most notably, the recommendation is to rethink, rework and re-simplify the existing multi-family zones.

b. Rearrangement of the Public Zone and the new Municipal Park Zone

Mr. Sandow reviewed the proposed areas to be considered from the Public Zones to the new Municipal Park Zone noting the many stages of transition involved in the process.

(9) **Committee Reports (9:50)**

**Township Committee** – Committeeman Rae reported nothing at this time.

**Master Plan Committee** – Chairman Pfeil noted that based on the progress heard previously this evening, things are moving along accordingly.

**Ordinance Review Committee (ORC)** – Chairman Pfeil noted that the committee continues to review several areas; function & process of various committees, the application review process and check list review as well as many areas of clean up in the current ordinances.

**Village Public Outreach Element** – Mr. Richardson stated the Master Plan Committee had success in connecting with the Morris County Economic Developer and she will be available to facilitate meetings to assist that will help cover expenses.

**Request for Proposal Committee** – Chairman Pfeil noted that the committee is missing one additional volunteer. Committeeman Rae noted that the committee should be finalized immediately in order to get the process moving. Committeeman Rae would reach out to the Chairman of the Zoning Board of Adjustment to coordinate the process. Mr. Richardson volunteered as the 3<sup>rd</sup> member of the committee. Members are to include Committeeman Rae, Mr. Jones and Mr. Richardson.

(10) **Miscellaneous** – None.

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

(12) **Adjournment** – The Regular Meeting was adjourned at 9:58 pm.

Respectfully submitted,

**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.