



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING September 12, 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, 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** – 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
Ashish Moholkar
Don Richardson
Dennis Sandow
Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

- (6) **Executive Session** –
The Board entered into Executive Session at 7:38 pm to discuss personnel matters. At 8:13 pm the Board resumed the Regular Meeting.
- (7) **Resolutions** – None.
- (8) **Committee Reports**

Master Plan Committee –

Vice Chairman Hands stated that public sessions are scheduled to be held; the Stirling Village public session will be held on 9/28/17 at the Senior Center, and the Millington Village public session will be held on 10/5/17 at the Senior Center as well.

The idea to hold public sessions came about during the review of the Land Use Element. The Township has hired Morris County (using a 3rd party – Topology) to assist in the process of the public sessions to receive input as to the future visions of the areas.

Ordinance Review Committee -

Board Planner O'Brien stated the committee continues to work on the processes for site plans and site plan waiver applications.

Committeeman Rae noted there seems to be a back log of applications waiting to be scheduled for hearings, and that the review time seems be lengthy; what can be done clear the back log of applications?

Chairman Pfeil stated he would ask the temporary Board Secretary, Jessica Caldwell to update the application status and review the issue again at the next meeting.

Chairman Pfeil gave a statement in regards to a recent add in the Echoes Sentinel newspaper that referenced a 2015 application for addition and parking lot expansion, noting that the Applicant had paid a very large sum for a minor application. Chairman Pfeil referenced the actual amounts that were paid to the Board professionals during the application process and further noted that the fees were only approximately a quarter of what was speculated in the newspaper add or what was the Applicant's total expense.

(9) Application / Hearing (8:31)

Amendment to Preliminary & Final Site Plan with Variances

Block: 10515; Lot: 3

1071 Valley Road

Application No. 16-10P

CMP Properties, LLC / The Uncommon Thread

Committeeman Rae and Mayor Schuler recused themselves from the application.

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

Greg Carr appeared as the Applicant and Owner and was sworn in to testify.

Witnesses sworn in to testify on behalf of the Applicant:

James Mantz, as Engineer

Ten (10) photos of the playground equipment were submitted and marked as Exhibit A-1.

No members of the public were present to ask questions of the Applicant.

During discussion, Board Attorney Bernstein noted that the filing of this application was considered an amendment to the 2016 application and the Board agreed. The Board thoroughly discussed the Applicant's requested and proposed changes to the plans from the previous approvals from 2007 and 2016 and decided that the various variances requested were de minimis in nature and would not be a detriment to the site or the community, as the use as a whole is a beneficial use.

Upon motion made by Mr. Moholkar and seconded by Mr. Jones the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Moholkar, Mr. Jones, Mr. Malinousky, Mr. Richardson, Mr. Sandow, Vice Chairman Hands and Chairman Pfeil; they being all 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

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.