



# TOWNSHIP OF LONG HILL

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

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## PLANNING BOARD MINUTES OF THE MEETING October 10, 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, 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	Absent/Excused:	Dan Bernstein, Esq., Board Attorney
	David Hands, Vice Chairman		Tom Lemanowicz, Board Engineer
	Mayor Cornel Schuler, Jr.		
	Committeeman Brendan Rae		
	Patrick Jones		
	Tom Malinousky		
	Ashish Moholkar		
	Don Richardson		
	Dennis Sandow		
	Kevin O'Brien, Board Planner		

- (6) **Executive Session** – None.
  
- (7) **Resolutions** – None.
  
- (8) **Application / Hearing** – None.
  
- (9) **Discussion Items** –

Vice Chairman Hands prefaced the presentation by noting that the current and previous studies provide valuable information to the Board and public for the purposes of viewing any proposed elements for the Master Plan.

Chairman Pfeil stated the two public sessions / focus groups that were recently held brought up questions regarding the overall preparation and finalization timeline of the Master Plan and Housing Element.

Board Planner O'Brien noted three (3) specific timelines the Board will need to focus on:

- 1) **Overall Master Plan & Land Use Element** – pursuant to the Municipal Land Use Law (MLUL) the Board is required to finalize the Master Plan by 2023. Vice Chairman Hands noted the goal of the Master Plan Committee is to have it finalized by the end of 2018.
- 2) **Stormwater Element** – The deadline for revisions is end of year 2017. Board Engineer Lemanowicz has been tasked with making the necessary recommendations for revisions.
- 3) **Housing Element** – Currently the Township Planner, Jessica Caldwell is working with the courts to finalize the housing agreement between the state and the Township. Once the agreement is in place, the Board has 120 days to finalize the Housing Element as well as the Fair Share Plan to report back to the Court. The Township Committee has tasked Jessica Caldwell with the Fair Share Plan, and the Planning Board has tasked Board Planner O'Brien with the Housing Element. Mr. O'Brien noted he will provide a proposed timeline for this process to the Board at its next meeting on 10/24/17, and he will coordinate with Ms. Caldwell for the adoption of both items in the Spring of 2018.

**Master Plan Background Studies for Split Zones, Boundary Adjustment & Farms –**

As Mr. Sandow was having difficulties with the electronic equipment, the presentation will be deferred to a future meeting.

Vice Chairman Hands shared additional information from the public sessions recently held for the Stirling & Millington Villages presented by Topology. Topology provided background information and answered questions to a good turnout of residents; the majority of resident concerns were regarding affordable housing and the re-zoning of specific properties for same as well as some of the contaminated sites within the municipality. A survey will be provided online on the website under the Master Plan Outreach page for residents to complete, and Topology will be making a presentation to the Board with their overall findings on 10/24/17 which is the Board's next regular meeting.

**(10) Committee Reports (8:07)**

***Township Committee –***

Mayor Schuler stated there have been some recent questions regarding the 2016 Valley Road Business District ordinance that has some ambiguous language regarding residential use and will need to go back to the Planning Board for further review. Once the ordinance is reviewed and updated, the Master Plan will also need to reflect the changes adding residential uses to the Valley Road Business District.

Mayor Schuler additionally stated the Committee would like the Planning Board to review the parking situation within the municipality. As the lack of parking remains to be an issue for businesses, the Committee would like the Planning Board to look into any possible creative solutions; i.e. municipal parking structures, offsite parking lots or contract services parking agreements where businesses could provide a valet service. Mr. Sandow noted the possibility to have municipal lots within flood areas, however Mr. Richardson noted that the DEP restrictions and application process may be too significant for the Township to develop on designated flood areas or wet lands.

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

**(12) Adjournment – The Regular Meeting was adjourned at 8:38 pm.**

Respectfully submitted,

***Debra Coonce***

Planning & Zoning Coordinator

(As of December 4, 2017)

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*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.*