



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICE
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PLANNING BOARD
MINUTES OF THE MEETING
December 12, 2017

The Long Hill Planning Board met for a Regular Meeting 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
Notice of this meeting has been provided by posting a copy of the public meeting dates on the Municipal Bulletin Board and website, by sending a copy to the Echoes-Sentinel Newspaper and by filing a copy with the Municipal Clerk.
- (2) Meeting Cut-Off
Announcement is made that, as a matter of procedure, it is the intention of the Planning Board not to continue any matter past 10:30 PM at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.
- (3) Electronic Devices
All in attendance are asked to turn off cell phones as they interfere with the recording mechanism.
- (4) Pledge of Allegiance
All persons present in the Court Room were asked to stand for the Pledge of Allegiance.
- (5) Roll Call
Board Planner Mr. O'Brien called the roll:

Present:	Alan Pfeil, Chairman	Absent:
	David Hands, Vice Chairman	
	Cornel Schuler, Jr., Mayor	
	Brendan Rae, Committeeman *	
	Patrick Jones	
	Tom Malinousky	
	Ashish Moholkar	
	Don Richardson	
	Dennis Sandow	
	Jolanta Maziarz, Esq., Board Attorney	
	Debra Coonce, Planning & Zoning Coordinator	
	Kevin O'Brien, Board Planner	

*Committeeman Rae joined the meeting at 7:45 pm.

- (6) Appointment of Board Secretary Debra Coonce
Upon motion made and seconded, the Board unanimously approved Debra Coonce to serve as the Board Secretary through December 31, 2017.
- (7) Appointment of Board Attorney Jolanta Maziarz, Esq.
Upon motion made and seconded, the Board unanimously approved Jolanta Maziarz, Esq. to serve as the Board Attorney through December 31, 2017.
- (8) Executive Session
Executive Session was not required.

Public Announcement

Chairman Pfeil addressed public rumors and concerns that some of the Board members have been meeting and/or consulting with individuals associated with the TIFA/Prism property. The Chairman noted on the record that all rumors are false; no Board member has met with any persons associated with the property with regards to future development applications, nor does the Board have any applications pending for same at this time.

(9) Public Hearing – Master Plan Elements

a. Master Plan Community Facilities Element

Vice Chairman Hands (Chairman of the Master Plan Committee), reviewed the proposed element.

Members of the public with questions regarding the proposed element:

Joe Ferrandino, 623 Chestnut Street, Stirling, NJ
Kathy O’Leary, 151 Division Avenue, Millington, NJ

During the discussion, the Board informed members of the public that any information regarding the school district was obtained from the Board of Ed as a matter of public record.

All Board members agreed that the element as written was suitable for the Master Plan. Upon motion by Mr. Jones and seconded by Committeeman Rae, the Board approved the proposed Community Facilities Element to the Master Plan by the unanimous votes of Mr. Jones, Committeeman Rae, Chairman Pfeil, Vice Chairman Hands, Mayor Shuler, Mr. Malinousky, Mr. Moholkar, Mr. Richardson and Mr. Sandow; they being all of the Members present and eligible to vote.

a. Master Plan Utility Services Element

Vice Chairman Hands (Chairman of the Master Plan Committee), reviewed the proposed element.

Members of the public with questions regarding the proposed element:

Kathy O’Leary, 151 Division Avenue, Millington, NJ

During the discussion, the Board informed members of the public that the proposed element was reviewed by the Township Engineer, and all updates recommended were incorporated into the document.

All Board members agreed that the element as written was suitable for the Master Plan. Upon motion by Committeeman Rae and seconded by Mr. Moholkar, the Board approved the proposed Utility Services Element to the Master Plan by the unanimous votes of Committeeman Rae, Mr. Moholkar, Chairman Pfeil, Vice Chairman Hands, Mayor Shuler, Mr. Jones, Mr. Malinousky, Mr. Richardson and Mr. Sandow; they being all of the Members present and eligible to vote.

(10) Applications – None.

- (11) Nominating Committee for 2018 Board Officers
Chairman Pfeil asked for volunteers from the Board for the Nominating Committee; Members Rae and Malinousky volunteered and Member Richardson was selected as the Alternate.
- (12) Discussion Items
Chairman Pfeil addressed the Board members and expressed the need for member participation/volunteers in the various Township committees such as the Master Plan and Ordinance Review Committees. He further commented that continually having the same members causes limited input in discussion matters, and there should be a better representation of the Board members.
- (13) Committee Reports
- 1) Affordable Housing/Fairness Hearing for the Township will take place on Friday, December 15, 2017. For further information, members of the public may contact the Clerk's office.
 - 2) Member Sandow informed the Board that a Site Plan Waiver had been approved for 285 Main Avenue, Long Hill, NJ.
 - 3) Board Planner O'Brien informed the Board that the Ordinance Review Committee is currently finalizing proposed ordinance changes to the Pre-Application Review Committee (PARC) and the Site Plan Waiver process.
 - 4) Vice Chairman Hands informed the Board that he will be in touch with the Township Webmaster to restructure the Master Plan page.
- (14) Public Question/Comment Period
- 1) Kathy O'Leary, 151 Division Avenue, Millington, NJ
Ms. O'Leary's comment was in regards to the Chairman's previous public announcement about the TIFA/Prism property, and she stated that the rumors of Planning Board members being involved in discussions with the developers came from an article in local papers that was published by Prism.
 - 2) Chairman Pfeil announced that he was withdrawing any comments he had made with regard to the sale of the sewer system.
 - 3) Chairman Pfeil informed the Board that Mr. Moholkar would not be returning as a Board member in 2018, and thanked him for his service to the Planning Board and the community.
- (15) Adjournment – The Regular Meeting was adjourned at 9:03 pm

Respectfully submitted,

Debra Coonce

Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator

Video and/or recordings of the meeting(s) are available via OPRA (Open Public Meetings 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.