



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

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PLANNING BOARD
MINUTES OF THE MEETING
January 23, 2018

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 7:31 pm, Chairman Pfeil made the following announcements:

- (1) Call to Order and Statement of Compliance
Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board, 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 or any electronic devices as they interfere with the recording equipment.
- (4) Pledge of Allegiance
All persons present in the Court Room were asked to stand for the Pledge of Allegiance.
- (5) Roll Call
Secretary Coonce called the roll:

Present:	Alan Pfeil, Chairman	Excused:	Thomas Jones
	David Hands, Vice Chairman		
	Guy Piserchia, Mayor*	Absent:	Kevin O'Brien, Board Planner
	Brendan Rae, Committeeman		
	John Falvey		
	Tom Malinousky		
	Don Richardson**		
	Dennis Sandow		
	Jolanta Maziarz, Esq., Board Attorney		
	Debra Coonce, Board Secretary		
	Tom Lemanowicz, Board Engineer		

* Mayor Piserchia joined the meeting at 7:36 pm.

** Mr. Richardson joined the meeting at 7:50 pm.

- (6) Approval of Meeting Minutes – The Minutes of January 9, 2018 were accepted as amended.
- (7) Executive Session – None.
- (8) Applications – None.
- (9) Old Business – Stirling Parking

Chairman Pfeil read the letter from the Township Committee to the Planning Board asking the Board to review all possible solutions and/or ideas to alleviate parking requirements within the business/commercial areas.

Mr. Sandow gave a presentation to the Board outlining the current parking challenges.

- Review of current parking ordinance.
- Goal has always been to create a vibrant walkable downtown for residents and businesses.
- Currently, 13 of the 30 lots have commercial businesses; running out of parking for any new commercial uses.
- Many streets have “no parking” signs, creating a problem for street parking; however there are safety concerns with those areas to be considered.
- Some of the properties have onsite parking that must remain due to residences above the commercial businesses.

As the discussion continued, the Board also discussed the parking challenges for evenings and weekends, and noted possible solutions/options to be forwarded to the Township Committee:

- Remove parking requirement completely and have all street parking.
- Create municipal parking lots; i.e. Railroad Avenue which is on the ROSI, or the Grove/American Legion lot which is in a wetlands area.
- Eliminate permit parking on Railroad Ave and Stirling Station after business hours and on weekends.
- Contact Central School and St. Vincent’s Church to discuss possible overflow parking areas.

Board of Ed President Marta Moakley introduced herself as the Planning Board liaison and offered to be of assistance to the Board when needed.

The Board directed the Board Engineer and Planner to review the properties in the area and report on what the parking requirements are for each business by ordinance before and after the 50% reduction, and what the actual use currently is. The Board would like to know, in specific numbers, what the overall parking deficit is in total to move forward with making recommendations to the Committee. Additionally, Board Engineer Lemanowicz suggested that a member of the Board contact the Police Department to discuss parking issues; i.e. number of parking tickets or violations issued within a specified time period.

- (10) New Business – None.
- (11) Committee Reports
 - a) The 2018 meeting schedule for the Master Plan Committee has been posted.
 - b) The Ordinance Review Committee is currently working on changes to the pre-application review process, the Site Plan Waiver process and the escrow deposit amounts.

- c) Chairman Pfeil reported to the Board that he and Vice Chairman Hands together with Township Administrator Nancy Malool, Township Engineer Paul Ferriero, Mayor Piserchia, Committeeman Rae and Board Secretary Debra Coonce had a meeting to review the waste water management plant process. The Township Engineer Ferriero requested the Planning Board to check the accuracy of the Morris County land use map for the Township of Long Hill which is used for the basis of sewer calculations. Chairman Pfeil and Vice Chairman Hands noted 2 corrections to the County Map.
- d) Chairman Pfeil noted that the Ordinance Review Committee discussed the recently approved multi-use (commercial and residential) application for 600 Valley Road and determined it is consistent with the Master Plan.

(12) Public Questions / Comment Period – No members of the Public were present with questions for the Board.

(13) Adjournment – The Regular Meeting was adjourned at 9:15 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

Video and/or recordings of the meeting(s) are available via the Township website at www.longhillnj.gov or by 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.