



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

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**PLANNING BOARD**  
**MINUTES OF THE MEETING**  
**February 27, 2018**

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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, Acting Chairman Hands 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  
Secretary Coonce called the roll:

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

\* Mayor Piserchia joined the meeting at 7:35 pm.

- 6) Approval of Meeting Minutes – The Minutes of February 13, 2018 were accepted as presented.
  
- 7) Executive Session – None.
  
- 8) Applications – None.

9) Old Business

**a. *Affordable Housing Zoning***

Acting Chairman Hands reviewed the Planning Board requirements required by court order and the property locations that are currently the focus of rezoning, specifically the Gillette Ave site, Warren Ave site and the TIFA/Prism site.

Board Planner O'Brien reviewed the proposed bulk standard overlay zoning for the sites.

Board Planner Lemanowicz presented rough site plans / possible layouts for future applications for development explaining the proposed bulk standards for the sites.

Residents with questions or comments for the Board:

Joe Ferrandino, of Stirling  
Charles "Chuck" Arentowicz, of Millington  
Kathy O'Leary, of Millington  
John Bangs, of Millington

After further discussion, the Board asked Board Planner O'Brien and Board Engineer Lemanowicz to revise and update the proposed bulk standards with options such as adding commercial uses to the first floors, and having any buildings facing the street limited to two (2) story structures to try and minimize the impact of the subject areas.

***The Board was in recess from 9:38 pm to 9:54 pm.***

**b. *Stirling Village Parking***

Board Engineer Lemanowicz reviewed his findings and discussed his report to the Board dated February 26, 2018. Member Sandow noted some of the information in the report was incorrect, and volunteered to assist in updating/correcting the information.

Residents with questions or comments for the Board:

John Bangs, of Millington  
Pam Ogens, of Millington

After further discussion, the Board instructed Board Engineer Lemanowicz and Member Sandow to revise/update the report, and to include any/all ideas of proposed parking solutions currently being discussed.

10) New Business – None.

11) Committee Reports

a. Member Sandow stated the Site Plan Waiver Committee is currently assisting an application that should be completed shortly.

b. Acting Chairman Hands stated the Master Plan Committee continues to work on the following elements:

- Stirling Village Zone
- Recreation
- Open Space
- Conservation
- Historic

- 12) Public Questions / Comment Period – None.
- 13) Adjournment – The Regular Meeting was adjourned at 10:41 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](http://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.*