



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

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PLANNING BOARD
MINUTES OF THE MEETING
March 13, 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 7:34 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:	Absent:
Alan Pfeil, Chairman	David Hands, Vice 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	

- 6) **Executive Session** – None.

- 7) **Approval of Meeting Minutes** – The Minutes of February 27, 2018 were accepted as presented.

- 8) **Amendment to Planning Board Attorney Contract (03:35 on meeting video)**
Board Attorney Maziarz explained she is joining a new law firm; the Amendment to the agreement for legal services and the Addendum to the Services Agreement simply outlines the information for the new firm she will be working with. The Services Agreement content and billing structure remains the same.

Upon motion made by Committeeman Rae and seconded by Mr. Jones, the Board approved Resolution 2018-4-PB; Amendment to an Agreement for Professional Legal Services and the Addendum to Professional Services Agreement by the votes of Committeeman Rae, Mr. Jones, Mayor Piserchia, Mr. Malinousky, Mr. Richardson and Chairman Pfeil; Mr. Falvey and Mr. Sandow voted against the Resolution and Addendum, they being all of the Members present and eligible to vote.

9) **Applications** – None.

10) **Old Business** (11:50 on meeting video)

a. **Affordable Housing Zoning**

Board Planner O'Brien reviewed the process required by the Township with regards to the Housing Element and Fair Share Plan as it relates to the rezoning of the four (4) property locations specified in the Affordable Housing court settlement agreement.

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

Members of the public with questions or comments for the Board:

Don Farnell, of Gillette

Robert Fourniadis, SVP, Prism Capital Partners

Pam Ogens, of Millington

The Board discussed the bulk standards in great detail, with a focus on front and side yard setbacks as they pertain to commercial and residential use. The Board agreed that front setbacks should be less if commercial use is proposed and greater if residential use is proposed.

The Board further agreed to specific building heights for each site, depending on density and property size, the discussion included maximum heights of 3 stories/45 feet for units within the interior of the properties, and 2.5 stories/35 feet for the residential or commercial units facing main roadways.

The Board was in recess from 9:31 pm to 9:40 pm.

(02:06:30 on meeting video)

The Board agreed to all of the bulk standards for the four (4) sites that had been discussed, closing the discussion, and directing Board Planner O'Brien to move forward with the preparation of the Resolutions for rezoning, all to be presented, reviewed and voted on at the Board's next regular meeting on March 27, 2018. Upon motion made by Mr. Falvey and seconded by Mr. Jones, the motion was approved by the votes of Mr. Falvey, Mr. Jones, Committeeman Rae, Mr. Malinousky, Mr. Richardson and Chairman Pfeil; Mr. Sandow voted against the motion, they being all of the Members present and eligible to vote.

Board Planner O'Brien reviewed the changes to the Proposed Housing Element and Fair Share Plan of the Master Plan. After some discussion and updates, The Board directed Board Planner O'Brien to update the document to be voted on at the Board's next regular meeting on March 27, 2018.

Lastly, Chairman Pfeil asked to review the draft of the Fair Share Plan prepared by Township Planner Jessica Caldwell, however not all Board members received a copy of the document, so Chairman Pfeil directed the Board members to review it prior to the Board's next regular meeting on March 27, 2018.

Residents with questions or comments for the Board:
Pam Ogens, of Millington

- b. Stirling Village Parking* – To be continued April 10, 2018
- c. Draft Changes to Schedule of Fees Ordinance* – To be continued April 10, 2018

- 10) **New Business** – None.
- 11) **Committee Reports** – None.
- 12) **Public Questions / Comment Period** – None.
- 13) **Adjournment** – The Regular Meeting was adjourned at 10:15 pm.

Respectfully submitted,

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.