



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

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**PLANNING BOARD**  
**MINUTES OF THE MEETING**  
**March 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: Alan Pfeil, Chairman David Hands, Vice Chairman Brendan Rae, Committeeman John Falvey Thomas Jones Tom Malinousky Dennis Sandow Jolanta Maziarz, Esq., Board Attorney Debra Coonce, Board Secretary Tom Lemanowicz, Board Engineer Kevin O'Brien, Board Planner	Excused: Guy Piserchia, Mayor Don Richardson
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- 6) **Executive Session** – None.
  
- 7) **Approval of Meeting Minutes** – The Minutes of March 13, 2018 were accepted as presented.
  
- 8) **Applications** – None.
  
- 9) **New Business** (5:26 on meeting video) – Ordinance 410-18 / Performance & Maintenance Guarantees

Chairman Pfeil announced that the review of Ordinance 410-18 would be out of sequence from the Agenda.

Board Attorney Maziarz explained the updated Ordinance to the Board as it applies to new laws introduced by the State of New Jersey. The Board's responsibility is now to confirm that the Ordinance is not inconsistent with the Master Plan and can therefore be recommended to the Township Committee for adoption.

Member Sandow noted (directed primarily at the Master Plan Committee) that should the Members of the Board look at the 1996 Master Plan looking for statements about the business community and as it relates to this ordinance, statements are few and far between and tend to be restrictive. It not that there are any inconsistency between this ordinance and the existing Master Plan, but the next Master Plan should be more positive with regards to its remarks about the Township supporting its business community.

Upon motion made by Mr. Jones and seconded by Committeeman Rae, the Board approved Ordinance 410-18 as being not inconsistent with the Master Plan by the unanimous votes of Mr. Jones, Committeeman Rae, Mr. Falvey, Mr. Malinousky, Mr. Sandow, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

**10) Old Business (12:35 on meeting video) – Affordable Housing Zoning**

Chairman Pfeil explained the process of the Board's review and discussion or the proposed documents, and that the Board will provide ample time to members of the public with questions and/or statements. No vote will be taken; voting/memorialization of the proposed documents will take place at the Board's next meeting on Tuesday, April 10, 2018. Notice of the meeting will be served accordingly.

Committeeman Rae requested the proposed section §122.13 RAHO be tabled to the Board's next meeting to give the Township Committee more time to review it. Planner O'Brien noted that all four (4) of the proposed overlay/zone changes are included in the NJ State Settlement Agreement and should be voted on together, as they are also included in the updates to the proposed Housing Element & Fair Share Plan of the Master Plan. Board Secretary Coonce noted the timeline for adoption; postponing any of these proposed items would cause a delay in final adoption by the Township Committee, thus not making the court ordered June 15, 2018 deadline. The Board agreed to move forward with all proposed documents.

Board Members and Board professionals reviewed the following documents in detail and discussed all proposed updates/changes to same. Final versions to be reviewed and memorialized on April 10, 2018.

- a. Proposed Fair Share Plan
- b. Proposed Housing Element & Fair Share Plan of the Master Plan

Members of the Public with questions or statements for the Board:

- Charles "Chuck" Arentowicz, of Millington
- Joe Ferrandino, of Stirling
- Kristina B , of Millington
- John Bangs, of Millington
- Kathy O'Leary, of Millington
- Pam Ogens, of Millington
- Nicole Devonshire, of Stirling
- Robert Fourniadis, SVP, Prism Capital Partners

*The Board was in recess from 9:59 pm to 10:09 pm. (2:39:05 on meeting video)*

Board Members and Board professionals reviewed the following documents in detail and discussed all proposed updates/changes to same. Final versions to be reviewed and memorialized on April 10, 2018.

- c. Proposed Section §122.12 R-MF 4 – Multi Family Residence Zone 4
- d. Proposed Section §122.13 RAHO – Redevelopment Affordable Housing Overlay Zone
- e. Proposed Section §122.14 R-MF 4 O – Multi Family Residential 4 Overlay Zone
- f. Proposed Section §122.15 MU-O – Mixed Use Overlay Zone

*Upon motion made and seconded, the Board agreed to extend the meeting for an additional 10-15 minutes to allow members of the public to make comments limited to three (3) minutes each. (2:57:15 on meeting video)*

11) **Committee Reports** – None

12) **Public Questions / Comment Period**

Pam Ogens, of Millington  
Charles “Chuck” Arentowicz, of Millington  
Kathy O’Leary, of Millington

13) **Adjournment** – The Regular Meeting was adjourned at 10:43 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](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.*