



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD MINUTES OF THE MEETING September 11, 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 7:36 pm, Chairman Pfeil 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.

At the request of Mr. Jones, a moment of silence was held honoring the victims and survivors of the September 11, 2001 terrorist attacks.

- (5) **Roll Call** – Secretary Coonce called the roll:

Present:	Alan Pfeil, Chairman	Excused:	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		

* Mayor Piserchia and Committeeman Rae joined the meeting at 8:46 pm due to their attendance at a 9/11 memorial ceremony.

- (6) **Executive Session** – None.
- (7) **Approval of Meeting Minutes (7:40)** – The Minutes of July 10, 2018 were accepted as amended.

(8) Old Business (7:41)

Mr. Sandow reviewed the history of Ordinance 424-18, and the Board discussed the application process and how the new ordinance will affect an Applicant's submission and application going forward.

Upon motion made by Mr. Sandow and seconded by Mr. Malinousky, the Board approved Ordinance 424-18 as being not inconsistent with the Master Plan by the unanimous votes of Mr. Sandow, Mr. Malinousky, Mr. Falvey, Mr. Jones, Mr. Richardson and Chairman Pfeil; they being all of the Members present and eligible to vote.

(9) New Business (7:56)

- a. Attorney Maziarz explained that a mandatory informational session regarding the Municipal Excess Liability (MEL) Joint Insurance Fund is proposed on September 25, 2018 as a joint meeting with the Zoning Board of Adjustment. Upon motion made and seconded, the Board approved the joint meeting date.
- b. Review of Meeting Dates for 2019 – The Board discussed the proposed dates for 2019 and agreed to let Secretary Coonce know if there are any conflicts.

(10) Committee Reports (8:04)

Chairman Pfeil announced that while the Board is waiting for Mayor Piserchia and Committeeman Rae to join the meeting after the 9/11 Ceremony they were attending, the Board will discuss Committee Reports out of order from the Agenda.

Mr. Malinousky noted that the Recreation, Open Space, Historic and Conservation elements are being finalized to be reviewed and discussed at the upcoming Planning Board meetings. Mr. Richardson will contact the Environmental Commission in order for them to review the Conservation element.

The Board was in recess from 8:10 pm to 8:21 pm.

(11) Application (8:22)

Preliminary & Final Site Plan with Variances
Block 11502/ Lot 2 / Zone LI-2
355 Warren Avenue, Stirling
Application No. 16-14P
355 Warren Ave LLC / Metro Swim

Applicant is proposing to occupy a vacant industrial building for warehouse use and make updates/improvements to the entire property site.

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

Paul Mitchell, Esq. appeared on behalf of the Applicant.
Xuming Wang was sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Michael Geller, as Engineer & Planner

Lighting detail was submitted and marked as Exhibit A-1.

No members of the public were present with questions for the Applicant and/or witnesses.

The Board began to discuss extending the meeting.

Upon motion made by Mr. Sandow and seconded by Chairman Pfeil the Board DENIED the motion to carry the hearing for the Applicant to October 23, 2018 by the votes of Mayor Piserchia, Committeeman Rae, Mr. Falvey, Mr. Jones and Mr. Richardson. Mr. Malinousky voted in favor of the motion along with Mr. Sandow and Chairman Pfeil; they being all of the Members present and eligible to vote.

The Board was in recess from 10:55 pm to 11:01 pm.

Upon motion made and seconded, the Board agreed to extend the meeting until needed.

During testimony, the Board was willing to work with the Applicant to make sure that the site was cleaned up and taken care of properly, and the Applicant agreed to all conditions as set forth by the Board Engineer and Planner. Further, all conditions are to be met December 31, 2018.

Upon motion made by Chairman Pfeil and seconded by Mayor Piserchia, the Board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Chairman Pfeil, Mayor Piserchia, Committeeman Rae, Mr. Falvey, Mr. Jones, Mr. Malinousky, Mr. Richardson and Mr. Sandow; they being all of the Members present and eligible to vote.

(12) **Public Questions / Comment Period** – None.

(13) **Adjournment** – The Regular Meeting was adjourned at 11:28 PM.

Respectfully submitted,

Debra Coonce

Planning Board Secretary
Planning & Zoning Coordinator

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records 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.