



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

PLANNING BOARD
MINUTES OF THE MEETING
March 26, 2019

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**
- (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
 Bruce Meringolo, Committeeman
 Brendan Rae, Committeeman
 John Falvey
 Thomas Jones
 Tom Malinousky
 Don Richardson
 Dennis Sandow
 Debra Coonce, Board Secretary
 Jolanta Maziarz, Esq., Board Attorney
 Richard Keller, Board Engineer
 Jessica Caldwell, Board Planner

- (6) **Executive Session** – None.

- (7) **Appointment** – *Resolution 2019-4-PB Attached*
Upon motion made and seconded, and by the votes of all members present, the firm of J. Caldwell & Associates, LLC was appointed to serve as Board Planner until January 14, 2020.

(8) **Application (7:34)**
Preliminary & Final Minor Site Plan

Block: 12003 / Lot: 1 / Zone: M

85A Division Avenue

Application No. 19-01P

JKC Holdings, LLC

Applicant proposes to convert the second floor of a commercial office building to a single residential apartment unit.

Mr. Meringolo recused himself from the application.

Board Engineer Rich Keller and Board Planner Jessica Caldwell were sworn in to offer testimony on behalf of the Township of Long Hill.

A. Gregory D'Alessandro, Esq. appeared on behalf of the Applicant.
John Creo was sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:

William Hollows, as Engineer

Stephen N. Bias, as Architect

A rendering of the subject property was submitted and marked as Exhibit A-1.

Members of the public with questions for the Applicant:

Lisa Hoffman, of Millington

During testimony, the Board unanimously agreed that the proposed changes and upgrades to the site were impressive and that the application was well presented.

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

(7) **Approval of 2017 Meeting Minutes (8:04)** – The minutes of February 14, 2017, February 28, 2017, March 28, 2017, April 11, 2017 and April 25, 2017 were carried to the Board's next meeting for further review.

(8) **Approval of 2019 Meeting Minutes (8:06)** – The Meeting Minutes of January 15, 2019 & January 29, 2019 were approved as presented.

(9) **Old Business** – None.

(10) **New Business (8:08)**

Township of Long Hill Resolution 19-100 / Planning Board Resolution 19-12-PB

Authorizing the Township Planning Board to Investigate Whether Certain Properties with Frontage on Passaic Valley Road Should be Designated as a Non-Condensation Area in Need of Redevelopment

Board Planner Jessica Caldwell explained Resolution 19-100 as put forth by the Township Committee to the Planning Board. The study is to consider an area for redevelopment as per certain criteria, and if the area meets all required criteria then the Planning Board may make a recommendation to the governing body as such. The reason for this study is to look at additional sites in need of redevelopment in addition to the Thermoplastics site.

Members of the public with questions for the Board:

Valeria Novales, of Gillette
Maryann Noonan, of Gillette
Karen Meleta, of Gillette
Wayne Dietterick, of Gillette
Alan Kirtz, of Gillette

Upon motion made by Mr. Meringolo and seconded by Committeeman Rae, resolution 19-12-PB was approved by the votes of Mr. Meringolo, Committeeman Rae, Mr. Jones, Mr. Malinousky, Mr. Sandow, Vice Chairman Hands and Chairman Pfeil; they being all members present and eligible to vote. Mr. Falvey voted against the resolution, and Mr. Richardson recused himself for the matter.

(11) Committee Reports (9:02)

- a. Mr. Sandow reminded the Board that the Ordinance Review Committee has a staggering amount of work to do in order to update the Land Use Ordinance and will require as many volunteers as are willing to assist in the process and take on small projects.
- b. Vice Chairman Hands noted that the Master Plan Committee met with the Environmental Committee and the Historical Committee and both have provided good insight and content into the draft Conservation and Historical elements. Land Use remains the main element to be worked on for discussion.

(12) Public Questions / Comment Period – None

(13) Adjournment – The Regular Meeting was adjourned at 9:09 pm.

Respectfully submitted,

Debra Coonce

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.