



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

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**PLANNING BOARD**  
**MINUTES OF THE SPECIAL MEETING**  
**August 27, 2019**

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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 7:32 pm, Chairman Pfeil made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**
  
- (5) **Pledge of Allegiance** – Recited by all in attendance
- (6) **Roll Call** – Secretary Coonce called the roll:

Present: Alan Pfeil, Chairman  
David Hands, Vice Chairman  
Thomas Jones  
Tom Malinousky  
Dennis Sandow  
Debra Coonce, Board Secretary  
Jolanta Maziarz, Esq., Board Attorney  
Jessica Caldwell, Board Planner

Recused: Don Richardson  
Bruce Meringolo, Committeeman  
  
Excused: Brendan Rae, Committeeman  
John Falvey

- (7) **Meeting Minutes** – The Meeting Minutes of August 6, 2019 were approved as amended.
- (8) **Redevelopment Study** – *Continued from 6/25/19, 7/9/19, 8/6/19 & 8/27/19*  
Valley Road – Block 11107, Lots 12, 16 & 17 & Block 11001, Lot 22

Jessica Caldwell, Board Planner remains under oath from the previous hearings to give testimony.

Rob Simon, Esq. appeared on behalf of Robert & Karen Meleta of Gillette.

Members of the public sworn in to offer testimony:

Marianne Noonan, of Gillette  
Thomas Bailey, of Gillette  
Emily Bailey, of Gillette  
Wayne Dietterick, of Gillette  
Paul White, of Gillette

Carol Meleta, of Gillette  
Randal Gaulke, of Gillette  
Valeria Novales, of Gillette  
Karen Skerlanitz, of Gillette  
Nitin Bhat, of Gillette  
Cheryl Killeen, of Gillette

*The Board was in recess from 9:04 to 9:18 pm.*

Members of the public sworn in to offer testimony (Continued):

Suzanne Hall, of Gillette  
Inga Voos, of Gillette  
Dr. Robin Green, of Gillette  
Barbara Moo, of Gillette  
Jason Crincoli, of Gillette  
Christopher Stanton, of Gillette  
Charles Arentowicz, of Millington

Exhibits submitted by members of the public that were sworn:

- Randal Gaulke – A letter and land value chart were submitted and marked as Exhibit GO-1.
- Karen Skerlanitz – A land value analysis and map were submitted and marked as Exhibit SO-1.
- Nitin Bhat – A photo of a Facebook photo/post was submitted and marked as Exhibit BO-1.
- Charles Arentowicz – A copy of a Zoning complaint was submitted and marked as Exhibit CA-1.
- Charles Arentowicz – A copy of a Zoning summons was submitted and marked as Exhibit CA-2.
- Charles Arentowicz – A copy of a Zoning investigation was submitted and marked as Exhibit CA-3.
- Charles Arentowicz – A copy of the B-D District of the Master Plan was submitted and marked as Exhibit CA-4

Members of the public with questions for the members of the public sworn to offer testimony:

Christopher Stanton, of Gillette  
Charles Arentowicz, of Millington  
Betty Lou Furrer, of Gillette

Rob Simon, Esq. gave his closing statement based on all testimony to date under the understanding that he will not be able to participate in the next hearing date.

Upon motion made and seconded, the Board carried the hearing to Tuesday, September 10, 2019.

(9) **Adjournment** – The Special Meeting was adjourned at 10:40 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](http://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.*