



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

TOWNSHIP OFFICES;  
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**PLANNING BOARD**  
**MINUTES OF THE MEETING**  
**November 26, 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 7:30 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** – Board 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  
Rich Keller, Board Engineer  
Jessica Caldwell, Board Planner

(7) **Application**

**Preliminary & Final Minor Site Plan**

Block: 13906 / Lot: 1 / Zone: M-H

625 Meyersville Road

Application No. 18-22P

**Mountain Hill Restaurant Corp.**

Applicant is proposing a new restaurant in the existing building previously used for commercial/retail use.

At the request of the Applicant's attorney, all Board members confirmed they have no conflicts with the Applicant or the Applicant's professionals.

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

John J. DeLaney, Esq. appeared on behalf of the Applicant.

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

Orestes Valella, as Architect  
Noel Melendez, as Applicant's Designer  
Joseph Jimenez, as Applicant/Principal  
Carl Jenne, as Engineer

Plan sheets V-1 through V-3 with revision date of 7/31/19 and 11/2/19 were submitted and marked as Exhibit A-1.

*The Board was in recess from 9:06 pm to 9:20 pm.*

No members of the public were present to ask questions of the Applicant.

During discussion, the Board found that the Applicant's proposed development is appropriate to the site and the area in which it is located. As the building footprint is not being altered, the overall improvements to the building, parking area and site are desirable for the area. The Board also agreed that any potential adverse impact of the proposed plan is negligible and has been mitigated by the Applicant's agreement to modify certain aspects of its plans in accordance with the Board's recommendations.

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

- (7) **Old Business (Duplicate number error on agenda)** – None.
- (8) **New Business** – Board Secretary Coonce informed the Board that the Request for Proposal Committee (RFP) has chosen three (3) candidates for the position of Board Planner, and a Special Joint Meeting date with the Zoning Board of Adjustment will need to be set up immediately. The choices for the meeting will be either December 10, 2019 or December 17, 2019. Board Secretary Coonce will discuss the potential dates with the Zoning Board members and place notices accordingly.
- (9) **Committee Reports** – Deferred to next meeting.
- (10) **Public Question / Comments Period** – None.
- (11) **Adjournment** – The Regular Meeting was adjourned at 10:09 pm.

Respectfully submitted,

*Debra Coonce*

Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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*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.*