



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 10, 2020

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 7:41 pm, Chairman Hands 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: | Excused: |
| David Hands, Chairman | Don Richardson |
| Thomas Jones, Vice Chairman | Rich Keller, Board Engineer |
| Brendan Rae, Mayor | Elizabeth Leheny, Board Planner |
| Victor Verlezza, Committeeman | Jolanta Maziarz, Esq., Board Attorney |
| John Falvey | |
| Tom Malinousky | |
| Alan Pfeil | |
| Dennis Sandow | |
| Debra Coonce, Board Secretary | |

- (7) **Executive Session** – None.

- (8) **2017 Meeting Minutes** – The Meeting Minutes of May 9, 2017, May 23, 2017, June 13, 2017, July 11, 2017, August 8, 2017, September 12, 2017, September 26, 2017, October 10, 2017, October 24, 2017 and November 14, 2017 were approved as amended.

- (9) **Old Business (8:02)**
Ordinance #455-20 – Amending Various Sections of the Township Land Use Ordinance (attached)
Upon motion made and seconded, the Board unanimously agreed by the votes of all members present and eligible to vote that the ordinance is not inconsistent with the Master Plan.

- (10) **New Business** –
Will Kurzenberger of the Planning firm Topology was present to provide an update of where the Master Plan Committee is with regards to providing draft documents to the Board to begin the review process. Public workshops are currently planned for April and May; dates to be confirmed.

(11) **Committee Reports (8:58)**

a.) **Pre-Application Review Committee** – Nothing to report at this time.

b.) **Ordinance Review Committee** –

Board Secretary Coonce noted that she will coordinate information from 2019 with Mr. Sandow and Board Attorney Maziarz for the committee to move forward.

c.) **Standard Operating Procedures Committee** –

Mr. Sandow proposed changes/updates to the current pamphlet that had been prepared for the public with detailed Board information. After discussion, the Board suggested the updates may be too cumbersome for the public. All agreed to further review the public pamphlet and the proposal of a set of Board Standards/Procedures for the Board members at a future meeting.

d.) **Master Plan Committee** – Update given previously by Will Kurzenberger of Topology.

e.) **Township Committee** – (added to agenda) Nothing to report at this time.

f.) **Update and/or Information from Board Secretary**

Board Secretary Coonce noted that the Applicant Prism had a technical review meeting with our Board Professionals and the Applicant's professionals was held, and the Applicant stated they will be ready to begin testimony on April 14, 2020.

Board Secretary Coonce noted that Mr. Sandow has suggested adding the dates of all zoning denials to the Application Status form. All Board members agreed that would be helpful and beneficial information.

Mayor Rae asked what the procedures are with regards to Board applications and the Shade Tree Commission (STC). Board Secretary Coonce gave an overview of types of development applications that would go to the STC for their input prior to a Board meeting, and noted for most residential applications Applicants are required to go through the tree permitting procedures. Mayor Rae noted that he and Committeeman Verlezza are currently working with the Shade Tree Commission to determine what their role is and how they can be more effective for the Township.

(12) **Adjournment** – The Regular Meeting was adjourned at 9:26 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.

**TOWNSHIP OF LONG HILL
ORDINANCE 455-20
AMENDING VARIOUS SECTIONS OF THE TOWNSHIP LAND USE ORDINANCE**

Statement of Purpose: *To update and clarify various sections of the Township Land Use Ordinance as recommended by the Planning Board.*

WHEREAS, the Township Planning Board has recommended miscellaneous amendments to the Township Land Use Ordinance; and

WHEREAS, the Township Committee agrees with the Planning Board's recommendations;

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey, that the Township Land Use Ordinance (1996), as previously supplemented and amended, is further supplemented and amended as follows:

Section 1. Section 107 entitled "Construction Sites" is deleted in its entirety.

Section 2. Section 111 entitled "General Terms" in Section 110 entitled "Definitions" is hereby amended by deleting the following definitions:

~~Manufactured home~~
~~Recreational vehicle~~
~~Manufactured home park or manufactured home subdivision~~
~~New manufactured home park or subdivision~~
~~Multifamily development~~
~~Planned Senior Residential Community (PSRC)~~
~~Farm Site~~
~~Public uses~~
~~Dance Hall~~
~~Shopping Center~~
~~Retail establishment (also known as retail store)~~
~~Large retail establishment~~
~~Automobile service station~~
~~Elevated building~~

Section 3. Section 111 entitled "General Terms" is further supplemented and amended by adding and/or modifying the following definitions:

Accessible Parking (Space) – A parking space for use by persons who have been issued special identification cards, plates or placards by the NJ Motor Vehicle Commission, or a temporary

placard issued by the Chief of Police.
Handicapped Parking (Space) – See Accessible Parking (Space)
Zone, Business includes the B-D, B-1-5, B-1-20, M, M-H, O, LI-2 and P Zones, and the VIO, PSO, PVO, RAHO and MU-O overlay zones.
Zone, Commercial includes the R-MF, R-MF2, R-MF3, R-MF4, SC, B-D, B-1-5, B-1-20, M, M-H, O, LI-2 and P Zones, the C Zone (where farm and/or equine uses are conducted) and the VIO, PSO, PVO, RAHO and MU-O overlay zones.
Zone, Industrial includes the LI-2 Zone, and the VIO overlay zone.
Zone, Mixed Use includes the B-1-5, B-1-20, M and M-H Zones, and the RAHO and MU-O overlay zones.
Zone, Multi-Family includes the R-MF, R-MF2, R-MF3, R-MF4, SC and TH Zones, and the RAHO, MU-O and R-MF4-O overlay zones.
Zone, Non Residential includes the B-D, B-1-5, B-1-20, M, M-H, O, LI-2 and P Zones, and the VIO, PSO, PVO, RAHO and MU-O overlay zones.
Zone, Residential includes the C, R-2, R-3, R-4, R-5, R-MF, R-MF2, R-MF3, R-MF4, SC and TH Zones, and the RAHO, MU-O and R-MF4-O overlay zones.
Zone, Single Family includes the C, R-2, R-3, R-4 and R-5 zones.
Zone, Village includes the B-1-5, B-1-20, M and M-H Zones.

Section 4. Section 121.3 entitled “Zoning Map” in Section 121 entitled “Zone Districts” is amended to read as follows:

“Section 121.3 Zoning Map

The Zoning Map delineating the above districts entitled "Township of Long Hill Morris County New Jersey Zoning Map" Issue 3 dated November, 2018, which map is attached hereto, and which ~~re-zones Block 11601 Lot 23 from R-4 Residence District to B-D Downtown Valley Commercial District~~ is incorporated herein by reference. In addition, the following new zones and overlay zones are established:

R-MF-4 Block 10801 Lot 3 from O Office to R-MF-4 Multi Family Residential
R-MF-4-O Block 11501, Lots 1 and 4, and Block 11502, Lots 1, 2, and 14 add Multi Family Residential Overlay Zone.
RAHO Block 10401, Lots 1-4 and Block 11514, Lots 6, 31-32 add Redevelopment Affordable Housing Overlay Zone
MU-O Block 10100, Lot 7.01 and Block 12301, Lot 1 add Mixed Use Overlay Zone

Where the district boundary lines do not coincide with lot lines or the center lines of the street or rights-of-way as they existed at the time of this Ordinance, they shall be as designated on the Zoning Map by figures or dimensions.”

Section 5. Subparagraph “gg” in Subsection 123.3 in Section 123 entitled “Prohibited Uses” is amended to read as follows:

“123.3 Prohibited Uses

The following uses are specifically prohibited in all zone districts of the Township.

“gg. Trailers used as dwellings or for storage or for commercial activities. ~~except that trailers may be used as accessory buildings for storage or office use at construction sites in accordance with the provisions of Section 107.2.~~ This does not prohibit temporary uses described in Chapter

XVI of the General Ordinances.”

Section 6. Subparagraph “c” in Subsection 124.11 entitled “Temporary Uses” in Section 124 entitled “Supplemental Use Regulations” is amended to read as follows:

124.11 Temporary Uses

It is recognized that it may be in the interests of the Township and in accordance with the goals of this Ordinance to permit temporary uses for a limited period of time, which activities may not be permitted by other provisions of this Ordinance. Such uses shall be permitted if they are of such nature and are so located that at the time of application they will:

“c. Upon proper application and after favorable findings, the Township Committee may direct the ~~Construction Official to issue a permit~~ Zoning Officer to issue a temporary Zoning Permit for such ~~temporary use~~ for a period not to exceed six (6) months. This temporary Zoning Permit does not imply a variance from any provision of this ordinance, and the Zoning Permit shall be so marked and shall reference this Section of the Ordinance.”

Section 7. Subsection 151.1 entitled “Off-Street Parking” in Section 151 entitled “Off-Street Parking and Loading” is amended to read as follows:

“151.1 Off-Street Parking

a. In all zones, in connection with every industrial, business, institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity or changed in use, off-street parking for automotive and other vehicles in accordance with the requirements set forth herein. Such facilities shall be completed prior to the issuance of a certificate of occupancy. The applicant shall also meet the requirements of N.J.S.A. 52:32-11 through 32-12, requiring accessible parking spaces. ~~for the handicapped.~~

1. Properties along Main Avenue in the B-1-5 Village Business zone only have to provide fifty (50) percent of the number of off-street parking required by paragraph c. of this subsection.
2. Properties in the B-D zone may share parking requirements between and among contiguous lots for the purpose of reducing the number of driveways and curb-cuts, and impervious coverage provided that:
 - (a) All involved property owners agree to a joint site plan to be presented to the Approving Authority,
 - (b) The Approving Authority may adjust the combined total parking requirement based upon testimony or a demonstration that the site can accommodate the reduced amount of parking due to complementary hours of use or other mitigating factors.

- (c) The variance granted will terminate if any involved property has a change of use which would require an increased number of parking spaces.
- (d) The variance is recorded as an easement on the deeds of all involved lots.

b. Each off-street parking space, excluding those intended for use ~~by drivers with physical disabilities~~, as Accessible Parking Spaces, shall measure nine (9) feet in width and nineteen (19) feet in length (or eighteen (18) feet in length where vehicles overhang a curbed area) and shall be of a usable shape and condition. The above parking space size shall not apply to parallel curb parking spaces which shall measure no less than eight (8) feet in width by twenty-three (23) feet in length. Parking spaces and accessible routes for ~~drivers with physical disabilities~~ Accessible Parking shall meet the current regulations of the Americans with Disabilities Act of ~~1990~~, 2010 as amended.”

Section 8. Any and all other ordinances or parts thereof in conflict or inconsistent with any of

the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 9. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 10. This ordinance shall take effect immediately upon final passage and publication as required by law.

NOTICE

The foregoing ordinance having been introduced and passed on first reading by the Township Committee of the Township of Long Hill on February 26, 2020, was carried by the Township Committee of Long Hill on March 25, 2020, will be considered for final passage and adoption at a public hearing held at a meeting beginning at 7:30 p.m. on Wednesday, April 8, 2020 when and where or at such time and place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

ATTEST

Megan Phillips, RMC

Brendan Rae, Mayor

1st Reading and Introduction: February 26, 2020

1st Publication: March 5, 2020

Referral to Planning Board: February 27, 2020

Notice to County Planning Board Prior to Adoption: February 27, 2020

Carried: March 25, 2020

2nd Reading and Adoption: April 8, 2020

2nd Publication: April 16, 2020

Filing with County Planning Board: April 9, 2020