



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

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PLANNING BOARD
MINUTES OF THE MEETING/HEARING
July 14, 2020

The Long Hill Planning Board met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

At 7:30 pm, Chairman Hands made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**

(4) **Pledge of Allegiance** – Recited by all in attendance

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

Present:

- David Hands, Chairman
- Thomas Jones, Vice Chairman
- Brendan Rae, Mayor
- Victor Verlezza, Committeeman
- John Falvey
- Tom Malinousky
- Alan Pfeil
- Don Richardson
- Dennis Sandow
- Debra Coonce, Board Secretary
- Jolanta Maziarz, Esq., Board Attorney
- Michael Lanzafama, Board Engineer
- Elizabeth Leheny, Board Planner

(6) **Old Business** –

Review of Public Meetings during Covid-19 Pandemic

Board Secretary Coonce noted there have been many questions from the public regarding the possibility of reopening the Township Court Room to hold meetings in person. The Township Administrator and the Township Clerk reviewed the possibility of being able to follow all social distancing guidelines and it has been determined that it is not possible, therefore for the unforeseen future all meetings and hearing will continue to be via online virtual Zoom format.

Board Attorney Maziarz further noted that if the Township is not able to comply with the current executive orders for social distancing, or is not comfortable attempting it, the Township may choose to continue holding meetings and hearing via online virtually regardless of what other municipalities are choosing to do.

Board Attorney Maziarz gave the Board an update regarding legal matters, noting the Governor has extended the Permit Extension Act in light of the current pandemic, which means that any development applications received as of March 9, 2020 have an extended period of time to be deemed complete prior to being scheduled for a hearing.

(7) **Special Meeting Dates** – Proposed dates of 7/28/2020 & 8/4/2020

Special Meeting Date of 7/28/2020

Board Secretary Coonce proposed adding the date to keep the current applications moving along, as we have been successful in holding hearings via online virtual Zoom format. Upon motion made and seconded, the Board unanimously agreed to add the Special Meeting date of 7/28/2020 to the calendar.

Special Meeting Date of 8/4/2020

Board Secretary Coonce proposed adding the date specifically for the Township's subdivision application for the Sewer/DPW property location, noting the urgency of the Board reviewing this application in order for the sale of the sewer plant to be completed. Upon motion made and seconded, the Board unanimously agreed to add the Special Meeting date of 8/4/2020 in order to hold the hearing for the Township's subdivision application for the Sewer/DPW property.

(8) **Application** –

Major Preliminary & Final Site Plan

Blocks 12301 / 10100 Lots 1 / 7.01 / Zone MU-O

50 Division Avenue

Application No. 19-13P

Prism Millington, LLC

Applicant proposes to construct fourteen 10-unit multi-family rental buildings containing 140 total units, a 1,800 SF community building and a 4,992 SF retail building and related site improvements.

Mr. Richardson recused himself from the application.

Board Engineer Lanzafama and Board Planner Leheny remain sworn in to offer testimony on behalf of the Township from the previous meeting.

Board Secretary Coonce reviewed areas of Township review questioned by the public:

- a) Police Department – As per Chief Naga, he noted verbally that he does not have any comments regarding the application at this time.
- b) Shade Tree Commission (STC) – The STC provided a written report dated 7/6/2020 that has been distributed and placed on the website.
- c) Board of Health – Does not provide written reports for Site Plan Applications and/or any development applications. Their involvement is during the review of construction permits.
- d) Environmental Commission – They have not yet provided the Board with a written report.
- e) Historic Preservation Advisory Committee (HPAC) - 50 Division Avenue is not a historic site, nor is it listed in the "Inventory of Historic Sites and Streetscapes of Long Hill Township" within the Master Plan. Therefore, there would be no need for the HPAC to opine on the application.

Board Engineer Lanzafama reviewed the modifications to the current Engineering report noting he had integrated the Applicant's responses into their initial review so the technical review responses could be better understood as to how/why things had been satisfactorily addressed.

Attorney Maziarz reminded the Board and the public that the Applicant has agreed to review any further questions regarding the environmental issues and previous testimony from the LSRP but they must be emailed to the Planning & Zoning Coordinator/Board Secretary only; not to the members of the Board, and the Board Secretary will forward all questions to the Applicant's attorney for distribution.

Further, the public is reminded to not send emails with opinions or statements to members of the Board. Opinions or statements given by the public must be during a public hearing only at the appropriate time; members of the Board cannot consider evidence and/or testimony that is not presented during the public hearing. If members of the Board receive emails from the public, they are to be forwarded to the Board Secretary immediately and then deleted. The Board Secretary will then review them to determine if the matters are administrative or legal in nature, and will either respond accordingly or forward to the Board Attorney for a response.

Francis Regan, Esq. appeared on behalf of the Applicant.

Witnesses that remain sworn in to offer testimony on behalf of the Applicant:
Robert Fourniadis, as Applicant

Witnesses that were sworn in to offer testimony of behalf of the Applicant:
Jeffrey Martell, as Engineer

An aerial map was submitted and marked as Exhibit A-4.
A site plan rendering was submitted and marked as Exhibit A-5.

Members of the public with questions for the Applicant's witnesses:
Christina Berquist, of Millington

The Board was in recess from 9:33 pm to 9:46 pm.

Members of the public with questions for the Applicant's witnesses (Continued):
Jon Caputo, of Millington
Pam Ogens, of Millington (questions held until the next meeting on 7/28/2020)

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to July 28, 2020 with no further notice required by the Applicant.

(9) New Business –

a.) Township Committee – Nothing to report at this time.

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

c.) Ordinance Review Committee –
Board Attorney Maziarz noted we need to start addressing some of the outstanding ordinance issues; Board Secretary Coonce noted she will set up a virtual Zoom meeting with the Committee in the next couple weeks.

d.) Standard Operating Procedures Committee – Nothing to report at this time.

e.) Master Plan Committee –
Chairman Hands noted the committee continues to meet weekly, with the current focus being the assessment survey that was completed in May. The MPC received 411 responses from the Township; Topology is going through the responses and preparing a report for the MPC and Board. The elements continue as work in progress, with the focus beginning on the Land Use element. The current estimated time of completion for all elements is by the end of this year.

f.) Update and/or Information from Board Secretary –
Board Secretary Coonce noted she will begin the draft of the Annual Report from the Zoning Board for the Board professionals to review and hopefully have it prepared by mid-September / October.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 10:29 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.