



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

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PLANNING BOARD
MINUTES OF THE MEETING/HEARING
September 22, 2020

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

At 7:34 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	Absent/Excused:
	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	
	Mike Lanzafama, Board Engineer	
	Elizabeth Leheny, Board Planner	

(6) **Meeting Minutes** – Upon motion made and seconded, the Meeting Minutes of September 8, 2020 were unanimously approved as presented.

(7) **2016 Meeting Minutes** – Upon motion made and seconded, the Meeting Minutes of November 8, 2016 were unanimously approved as amended.

(8) **Ordinance #463-20 - Master Plan Consistency Review** (7:39 pm)
Creating a New R-MF5 Zone and Supplementing and Amending Section 122 of the Township Land Use Ordinance Entitled “Zone Districts and Use Regulations”

Board Attorney Maziarz reviewed the process and responsibility of the Board's review of ordinances for consistency with the Master Plan. Chairman Hands further outlined the proposed ordinance.

After discussion, the Board expressed concerns and agreed to make the following suggestions to the Township Committee to revise the proposed ordinance:

- 1) Change the minimum front yard setback requirement to 50 feet.
- 2) Change the minimum side yard setback requirement to 30 feet.
- 3) With regards to the overall density on the site, rather than using the language "*The maximum number of residential units shall be 100*", the Board felt consistency with previous ordinances would be better, thus using the language of "*The maximum density for residential development shall not exceed twelve (12) dwelling units per acre*".

Upon motion made by Mayor Rae and seconded by Mr. Richardson, the proposed ordinance was deemed not inconsistent with the Master Plan by the votes of Mayor Rae, Mr. Richardson, Committeeman Verlezza, Mr. Malinousky, Mr. Pfeil, Mr. Sandow, Vice Chairman Jones and Chairman Hands; they being all members present and eligible to vote. Mr. Falvey voted against the proposed ordinance.

(9) **Application** (8:17 pm)

Major Preliminary & Final Site Plan

(Continued from 6/9/2020, 6/23/2020, 7/14/2020, 7/28/2020, 8/18/2020 & 9/8/2020)

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, an 1,800 SF community building and a 4,992 SF retail building and related site improvements.

Mr. Richardson recused himself from the application and left the meeting.

Board Engineer Lanzafama and Board Planner Leheny remain sworn in to testify on behalf of the Township.

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

Angelo Alberto, as Architect

Jeffrey Martell, as Engineer

A revised proposed rendering of the retail buildings was submitted and marked as Exhibit A-10.

A drawing of the proposed waste and recycling areas was submitted and marked as Exhibit A-11.

Members of the public with questions for the Applicant and their witnesses:

Dorothy Smullen, of Millington

Terry Carruthers, of Millington

Charles Arentowicz, of Millington

The Board was in recess from 9:22 pm to 9:32 pm.

Members of the public with questions for the Applicant and their witnesses (continued):

Bill Kaufman, of Millington
Pam Ogens, of Millington
Christina Berquist, of Millington
Geno Moschetti, of Stirling
Karen Meleta, of Gillette
Don Farnell, of Millington

Public questions for the next meeting on October 13, 2020 will go in the following order: Bill Kaufman, Christina Berquist and Charles Arentowicz

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to October 13, 2020 with no further notice required by the Applicant.

(10) **Old Business** – None.

(11) **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** – Nothing to report at this time.
- d.) **Standard Operating Procedures Committee** – Nothing to report at this time.
- e.) **Master Plan Committee** – Nothing to report at this time.
- f.) **Update and/or Information from Board Secretary** – Nothing to report at this time.

(12) **Adjournment** – The Meeting/Hearing was adjourned at 10:35 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.