



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

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PLANNING BOARD
MINUTES OF THE MEETING/HEARING
October 13, 2020

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

At 7:32 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
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

Absent/Excused: Thomas Jones, Vice Chairman

(6) **Meeting Minutes** –The Meeting Minutes of September 22, 2020 are carried to the Board’s next meeting.

(7) **New Business** (7:34 pm)

- a.) **Township Committee** – Nothing to report at this time; other than discussion of the proposed ordinance as noted below.
- b.) **Pre-Application Review Committee** – Nothing to report at this time.
- c.) **Ordinance Review Committee** – Board Secretary Coonce is currently working with members of the Committee to try and set up some dates.
- d.) **Standard Operating Procedures** – Board Secretary Coonce is currently working with members of the Committee to try and set up some dates.

e.) **Master Plan Committee** – Chairman Hands noted the Committee continues work with Topology on finalizing all elements for the Board’s review; currently the Committee’s major focus is on the Land Use Element.

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

1) ***Special Meeting Dates for Master Plan Elements***

Board Secretary Coonce explained that as the Board is busy with applications for regularly scheduled meetings, in order to discuss and move forward with the Master Plan Elements the Board should consider holding Special Meetings. Upon discussion and upon motion made and seconded, the following dates were approved by the Board to have Special Meetings for discussion of the Master Plan Elements:

- October 29, 2020
- November 12, 2020 & November 19, 2020
- December 3, 2020 & December 10, 2020

At 8:42 pm during the meeting Mayor Rae noted November 12, 2020 is a rescheduled Committee Meeting due to Veteran’s Day being Wednesday, November 11th. Chairman Hands suggested eliminating November 12th from the Board’s approved Special Meeting dates; upon motion made and seconded, the Board agreed to eliminate the November 12, 2020 Special Meeting date.

2) ***Amendment of Land Use Section §124.8 / Senior Suites***

Board Attorney Maziarz explained the proposed update to the current ordinance to allow senior suites/apartments within accessory structures located on single family residential properties. These suites/apartments would be deed restricted as such and would require yearly confirmation of same through the Township’s Administrator. Ms. Maziarz further noted this proposed amendment will be discussed at the Township Committee meeting scheduled for Wednesday, October 14, 2020.

During discussion, the Board noted they would like to see a better definitions of what “senior” and “family” should be. Board Attorney Maziarz stated she will speak to the Township Attorney to convey the Board’s notes for the Committee to consider.

(8) **Application** (8:43 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 & 9/22/2020)

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

Jeffrey Martell, as Engineer

Angelo Alberto, as Architect

An elevation rendering was submitted and marked as Exhibit A-12.

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

Charles Arentowicz, of Millington
Bill Kaufman, of Millington
Pam Ogens, of Millington
Christina Berquist, of Millington

The Board was in recess from 9:29 pm to 9:40 pm.

Members of the public sworn in to offer testimony:

Bill Kaufman, of Millington
➤ 3D sketches (6 pages) were submitted and marked as Exhibit WK.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to October 27, 2020 with no further notice required by the Applicant.

(9) **Adjournment** – The Meeting/Hearing was adjourned at 10:36 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.