



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 27, 2020

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

At 7:33 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	

* Mayor Rae joined the meeting at 7:35 pm.

** Committeeman Verlezza joined the meeting at 7:35 pm.

(6) **Meeting Minutes** – Upon motion made and seconded, the Meeting Minutes of September 22, 2020 and October 13, 2020 were unanimously approved as amended.

Chairman Hands noted to the Board the proposed Master Plan Elements for discussion at the Board's upcoming Special Meeting scheduled for Thursday, October 29, 2020 have been posted on the website at <https://www.longhillnj.gov/PB/MPE-for-discussion.html>. The Elements for discussion will be Circulation and Sustainability.

(7) **Application** (7:44 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 & 10/13/2020)

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.

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

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

Board Planner Leheny and Board Engineer Lanzafama gave testimony in response to previous testimony from Bill Kaufman of Millington.

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

Robert Fourniadis, as Applicant

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

Pam Ogens, of Millington

Jon Caputo, of Millington

Michael Lloyd, of Millington

Charles Arentowicz, of Millington

The Board was in recess from 9:10 pm to 9:20 pm.

Members of the public sworn in to offer testimony:

Jon Caputo, of Millington

➤ A 4 page document of marked up site plans were submitted and marked as Exhibit JC-A1.

➤ A 5 page document with miscellaneous streetscape plans were submitted and marked as Exhibit JC-A2.

Upon motion made and seconded, the Board unanimously agreed to close public testimony with the exception of Bill Kaufman and his professional planner that will be present at the Board's next meeting on November 10, 2020. Additionally, the Board agreed that public comments would be limited to 3 minutes per person.

After the Board closed testimony, Charles Arentowicz of Millington informed the Board of his intention to provide testimony. As the Board was not aware of his intentions to do so prior to the motion, the Board allowed Mr. Arentowicz to be sworn in to offer testimony.

Charles Arentowicz, of Millington

- Photos of the existing conditions of 50 Division Avenue were proposed to be submitted and marked as CA-1 through CA-3, however the Applicant objected to the testimony and any such proposed photo exhibits. Board Attorney Maziarz stated the photos and line of testimony were not relevant to the application the Board is considering and therefore the testimony and proposed exhibits would not be allowed. The Board agreed.

During discussion, the Board expressed great concern over the design and the architecture of the proposed residential buildings. The Applicant noted he would possibly consider suggestions from the Board so long as any such suggestions for changes would not bring further financial/monetary burdens upon the current proposed plans.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to November 10, 2020 with no further notice required by the Applicant.

(8) 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** – 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.

(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.