



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

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**PLANNING BOARD**  
**MINUTES OF THE MEETING/HEARING**  
**December 8, 2020**

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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  
Thomas Jones, Vice Chairman  
Brendan Rae, Mayor  
Victor Verlezza, Committeeman \*  
John Falvey  
Tom Malinousky  
Alan Pfeil  
Dennis Sandow  
Debra Coonce, Board Secretary  
Jolanta Maziarz, Esq., Board Attorney  
Mike Lanzafama, Board Engineer  
Elizabeth Leheny, Board Planner

Recused: Don Richardson

(6) **Meeting Minutes** – The meeting minutes of November 10, 2020, November 19, 2020 & November 24, 2020 will be reviewed at the Board's next Special Meeting scheduled for Thursday, December 10, 2020.

(7) **New Business** (Out of Agenda Order)

Chairman Hands asked to discuss the Board's general business prior to going into the application.

- 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 –**

Chairman Hands noted the Committee’s continued progress, and the Planning Board review of the current proposed elements continues with another Special Meeting scheduled for 12/10/2020.

Mayor Rae stated the Township Committee has decided to disband the Master Plan Committee as of January 1, 2021. As such, the Planning Board will be tasked with finalizing all elements hopefully within the first quarter of the New Year. On behalf of the Township Committee, Mayor Rae commended and thanked all of the committee members that have participated and worked extensively over the years, and he further thanked Chairman Hands for his tireless leadership.

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

Board Secretary Coonce stated the 2021 reorganizational meeting agenda and materials including Board professional contracts will be emailed to the Board members by the end of the month. Chairman Hands reminded members of the Board that no requests for proposals (RFPs) were prepared for the Board professionals this year, and the current Board professionals will be retained in 2021.

**(8) Application (7:43 pm)**

**Major Preliminary & Final Site Plan**

*(Continued from 6/9/20, 6/23/20, 7/14/20, 7/28/20, 8/18/20, 9/8/20, 9/22/20, 10/13/20, 10/27/20, 11/10/20 & 11/24/20)*

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.

Board Attorney Maziarz summarized the current status of the application. Ms. Maziarz reminded the Board that under no circumstances is the Board to read, review or entertain ex parte communications from the public outside of the public hearing for the application. Such communications cannot be considered while the Board is holding an ongoing hearing for an application.

Board Attorney Maziarz and Board Planner Leheny responded to the prior meeting objecting points regarding uses on the property and the possibility of any “d” variances being required. Both Ms. Maziarz and Ms. Leheny believe that the application is under the correct jurisdiction of the Planning Board and that the Applicant has prepared an appropriate application thereof.

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

Rob Simon, Esq. appeared as an objecting attorney on behalf of William Kaufman, John & Emily Caputo, Christina & David Berquist and Pamela Ogens all residents of Millington.

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

Michael Pessolano, as Professional Planner

***The Board was in recess from 9:08 pm to 9:12 pm.***

Members of the public with comments regarding the application:

Pam Ogens, of Millington  
Christina Berquist, of Millington  
Trish Schmitt, of Millington  
Karen Meleta, of Gillette  
Mike Smargiassi, of Millington  
Beth Smargiassi, of Millington  
Jon Caputo, of Millington

Upon the closing of public comments, a closing statement by the objecting attorney, Rob Simon, Esq. was given.

During discussion, the Board agreed that further time was required for the Board to deliberate the application prior to a vote. Based on the lateness of the hour, the Board offered the opportunity to the Applicant's attorney, Frank Regan, Esq. to give his closing statement or to wait for a future meeting. Mr. Regan requested waiting for a future meeting.

At the Board's request, Board Secretary Coonce suggested a Special Meeting date of December 29, 2020 be considered in order to continue the application. Upon motion made and seconded, the Board unanimously agreed to hold a Special Meeting/Hearing on December 29, 2020.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to a Special Meeting/Hearing on December 29, 2020 with no further notice required by the Applicant.

(9) **Adjournment** – The Meeting/Hearing was adjourned at 10:32 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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**BOARD PROCEDURAL NOTES:**

- (1) *Except for quasi-judicial hearings on land development applications or other public hearings, in addition to making public comments at any remote public meeting, the Board, in advance of the remote meeting shall allow public comments to be submitted via email with the subject line "Public Comment - Long Hill Township Planning Board Meeting Date \_\_\_\_\_" to the Board Secretary at pzcoord@longhillnj.gov or in written letter form to the Township of Long Hill, Attn: Planning/Zoning Coordinator, 915 Valley Road, Gillette, NJ 07933. E-mailed comments must be received at least 8 hours prior to the meeting. Mailed comments must be received 12:00 PM the day before the meeting.*
- (2) *Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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 by appointment in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.*