



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

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PLANNING BOARD
MINUTES OF THE SPECIAL HEARING
December 29, 2020

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

At 7:29 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) **Application**

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 & 12/8/20)

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.

Chairman Hands and Board Attorney Maziarz summarized the current state of the application; the Applicant's attorney will be providing a closing statement for the application and the Board will then be deliberating.

Francis Regan, Esq. appeared on behalf of the Applicant and provided a closing statement for the Board.

Board Engineer Lanzafama noted his suggestions are to assist the Applicant to better the application with specific grading conditions as to not create any financial difficulties for the Applicant.

Board Attorney Maziarz discussed with the Board their options of granting a preliminary approval rather than a preliminary & final approval. Ms. Maziarz further noted that if the Board chooses to give a preliminary approval only, she noted what would be required of the Applicant to return to obtain a final approval.

The Board allowed the Applicant, Robert Fourniadis to note that based on the testimony given during the hearings held over twelve meetings, he objects to the Board considering granting only a preliminary approval and wishes the Board to move forward with the consideration of granting the application as submitted; preliminary and final approval.

During the Board's discussion, members shared their views of the application and together with the Board Professionals reviewed the proposed conditions of approval.

The Board was in recess from 9:34 pm to 9:47 pm.

The Board agreed that in the best interest of the Township, a subcommittee should be formed consisting of Planning Board members in order to coordinate the design of the project. The Applicant agree to this condition with the understanding that they would not agree to make any changes that would affect the current proposed site plan forcing the Applicant to come back to the Board with amendments.

Upon motion made by Mr. Pfeil and seconded by Mayor Rae, the Board approved the application with conditions by the votes of Mr. Pfeil, Mayor Rae, Committeeman Verlezza, Mr. Falvey, Mr. Malinousky, Mr. Sandow and Chairman Hands; Mr. Jones voted against the application; they being all present and eligible to vote.

(7) **Adjournment** – The Special Hearing was adjourned at 11:21 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

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. 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.