



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICE
915 Valley Road
Gillette, NJ 07933
(908) 647-8000
FAX (908) 647-4150

**PLANNING BOARD
REGULAR MEETING/HEARING AGENDA
VIA VIDEO CONFERENCE CALL
August 10, 2021 – 7:30 PM**

PUBLIC ACCESS:

You are invited to a Zoom webinar.
When: Aug 10, 2021 07:30 PM Eastern Time (US and Canada)
Topic: PLANNING BOARD MEETING/HEARING

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87642191986?pwd=VW5YbnR5Y2NLVE50aGpZdHFiUbnhjQT09>
Passcode: 593159

Or One tap mobile :

US: +19292056099,,87642191986#,,,,*593159# or +13017158592,,87642191986#,,,,*593159#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215
8782 or +1 346 248 7799

Webinar ID: 876 4219 1986

Passcode: 593159

(1) CALL TO ORDER AND STATEMENT OF COMPLIANCE

Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board and website, by sending a copy to the Echoes-Sentinel newspaper and by filing a copy with the Municipal Clerk.

(2) STANDARD BOARD PROCEDURES

Any hearing conducted by the Board is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

(3) MEETING CUT-OFF

Announcement is made that, as a matter of procedure, it is the intention of the Planning Board not to continue any matter past 10:30 PM at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.

- (4) **PLEDGE OF ALLEGIANCE**
- (5) **ROLL CALL**
- (6) **APPLICATION – Preliminary & Final Major Site Plan**
(Carried from 3/23/21, 4/27/21 & 6/22/21 – to be carried to 9/28/21)
Block 10801 / Lot 3 / Zone R-MF-4
621 Valley Road
Application No. 2020-07P
Elite Properties at Long Hill, LLC
Applicant proposes to construct a multi-family residential building and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for affordable housing.
- (7) **MEETING MINUTES –** January 12, 2021, April 8, 2021, April 13, 2021, April 27, 2021
May 11, 2021, May 25, 2021, June 8, 2021, June 22, 2021 & July 13, 2021
- (8) **SCHEDULE OF APPLICATIONS –** Board Secretary Update
- (9) **DISCUSSION ITEMS –**
- Area in Need of Redevelopment Study – Current Status
 - Ordinance Revisions – Site Plan Application Exceptions
 - Joint Special Meeting & Executive Session August 17, 2021 – Contract Discussions
- (10) **MASTER PLAN DISCUSSION**
- (11) **OLD/NEW BUSINESS**
- (12) **EXECUTIVE SESSION –** Board Professional Contracts
- (13) **ADJOURNMENT**

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.*
-