



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
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PLANNING BOARD
MINUTES OF THE REGULAR MEETING
January 26, 2021

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

At 7:33 pm, Chairman Sandow called the meeting to order, and Board Secretary Coonce 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:	Dennis Sandow, Chairman	Excused:	Jolanta Maziarz, Esq., Board Attorney
	Thomas Jones, Vice Chairman		Mike Lanzafama, Board Engineer
	Brendan Rae, Deputy Mayor		
	Victor Verlezza, Committeeman		
	Theresa Dill		
	David Hands		
	Tom Malinousky		
	Alan Pfeil		
	Don Richardson		
	Debra Coonce, Board Secretary		
	Elizabeth Leheny, Board Planner		

Chairman Sandow stated to interested members of the public the Delaware Avenue/Parisi subdivision application is scheduled to begin testimony at the Board's next regular meeting on February 9, 2021.

(6) **Prism Resolution Status** (7:36 pm)

Secretary Coonce stated as per her conversation with Attorney Maziarz, the draft resolution should be ready early next week for review and memorialization on February 9th.

(7) **Hearing Schedule** – Update by Board Secretary

Secretary Coonce noted the Delaware Ave application is scheduled for 2/9/21 and the Elite Properties Application for 621 Valley Road has been scheduled for 2/23/21.

(8) **Committee Reports** (7:41 pm)

➤ ***Township Committee – Prism Environmental Discussion***

Committeeman Verlezza noted the Township Committee is planning on hiring an independent LSRP for oversight on the Prism site at 50 Division Ave to report back to the Township and to keep the Township informed as to the environmental process.

➤ ***Application Review Committee – Elite Properties***

Chairman Sandow gave the Board a review of the meeting held with Elite Properties that was held prior to their scheduled hearing date.

➤ ***Ordinance Review Committee – Development Permit / Stormwater Ordinance***

Chairman Sandow asked Member Richardson to explain to the Board the Ordinance 469-21 which directly ties to the Township’s municipal stormwater permit and the Township’s obligations with the state regarding stormwater management. Member Richardson worked with the Township Engineer, Paul Ferriero to review the current ordinances and what is required to be updated as it is a provision with the NJDEP that we have an ordinance in the township record; due by March 1, 2021 for NJDEP compliance. Member Richardson further explained the Township’s obligations to the state as they relate to the current ordinances, as well as the 2007 Stormwater Management Plan and the Master Plan Conservation Element from 2013.

(9) **Ordinance #469-21** (8:03 pm) – Master Plan Consistency Review

An Ordinance Concerning Stormwater Management and Amending Section 146 of the Township Land Use Ordinance

Upon motion made by Mr. Pfeil and seconded by Mr. Malinousky, the proposed ordinance was deemed not inconsistent with the Master Plan by the votes of Mr. Pfeil, Mr. Malinousky, Mayor Rae, Committeeman Verlezza, Ms. Dill, Mr. Hands, Mr. Richardson, Vice Chairman Jones and Chairman Sandow; they being all members present and eligible to vote.

(10) **Master Plan Discussion** (8:09 pm) – “Semi-Rural”

Chairman Sandow began the discussion by noting certain terms, phrases and concepts such as “semi-rural” that appear within the Master Plan tend to cause much debate. As members of the Board or the public do not always come to the same conclusion regarding specific definitions, it is helpful for members of the Board to review such terms to try and establish consistency of definitions to provide uniformity within each Master Plan element.

(11) **New Business** – None.

(12) **Executive Session** – None.

(13) **Adjournment** – The Regular Meeting was adjourned at 9:04 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 by appointment in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.