



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

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**PLANNING BOARD**  
**MINUTES OF THE REGULAR MEETING/HEARING**  
**February 9, 2021**

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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 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  
Thomas Jones, Vice Chairman  
Brendan Rae, Deputy Mayor  
Victor Verlezza, Committeeman  
Theresa Dill  
David Hands  
Tom Malinousky  
Alan Pfeil  
Don Richardson  
Debra Coonce, Board Secretary  
Jolanta Maziarz, Esq., Board Attorney  
Mike Lanzafama, Board Engineer  
Elizabeth Leheny, Board Planner

(6) **Application** (7:34 pm)

**Preliminary & Final Major Subdivision**

Block 13302 / Lot 16.01 / Zone R-2

Delaware Avenue

Application No. 18-01Z

Mario Parisi

Applicant proposes to subdivide the property to develop eight (8) single family homes.

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

John Vitale, Esq. appeared on behalf of the Applicant.

Witnesses sworn to offer testimony on behalf of the Applicant:

Christopher Nusser, as Engineer  
James Kyle, as Planner  
Doug Schotland, as Architect

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

Jessica Brennan, of Stirling	Martin Allen, of Stirling
Nicole Fineli, of Stirling	Tanya Paschke, of Stirling
Chuck Arentowicz, of Millington	Daniel Gallant, of Stirling
Chris Fineli, of Stirling	John Betines, of Stirling
Stacy Petricha, of Stirling	Matthew Parisi, of Stirling
Angelina Brown, of Stirling	

***The Board was in recess from 9:23 pm to 9:30 pm.***

Upon agreement and upon motion made and seconded, the application was carried to March 9, 2021 with no further notice required by the Applicant.

(7) **Review of Prism Resolution Conditions** (10:16 pm)

Board Attorney Maziarz stated she had received updates from members of the Board and from the Applicant, and she will circulate a new draft of the conditions a week prior to the Board's next scheduled meeting. She further stated she would like the Board to review same in order for her to complete the entire resolution for distribution prior to the meeting on 2/23/21.

(8) **Application Status Report** (10:19 pm)

Chairman Sandow noted that all Board members have received a copy and should they have any questions they should contact Board Secretary Coonce.

(9) **Old/New Business**

Board Attorney Maziarz noted that Board Secretary Coonce should contact the Shade Tree Commission prior the March 9, 2021 meeting in order to obtain any comments or reports they may have regarding the Delaware Ave subdivision application.

Mr. Malinousky noted the Board's roster should be updated with Board Engineer Lanzafama's information as he will be the representative from the firm Casey & Keller handling all Planning Board applications going forward.

(10) **Executive Session** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:22 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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*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.*

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