



**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 23, 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	Absent/Excused:	Mike Lanzafama, Board Engineer
	Thomas Jones, Vice Chairman		Elizabeth Leheny, Board Planner
	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		

\*Committeeman Verlezza joined the meeting at 7:36 pm.

(6) **Application**

**Preliminary & Final Major Site Plan**

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.

Derek Orth, Esq. appeared on behalf of the Applicant.

The Applicant's attorney stated that due to possible issue with the public notices and as a cautionary measure, the Applicant would like to request the Board grant a Special meeting on March 11, 2021 to begin testimony; the Applicant will re-notice accordingly.

During discussion, the Board unanimously agreed to not grant a Special meeting but to schedule the application for the Board's next regular scheduled meeting on March 23, 2021.

(7) **Meeting Minutes** (7:52 pm)

Upon motion made and seconded, the Meeting Minutes of December 10, 2020 and December 29, 2020 were unanimously approved as presented.

(8) **PRISM Resolution** (7:56 pm)

Upon motion made by Mr. Pfeil and seconded by Deputy Mayor Rae, the resolution was unanimously approved by the votes of Mr. Pfeil, Deputy Mayor Rae, Committeeman Verlezza, Mr. Hands, Mr. Malinousky and Chairman Sandow; they being all members present and eligible to vote.

(9) **Request for Special Meeting** (8:03 pm) – New Jersey American Water (NJAW)

Chairman Sandow stated NJAW has asked for a Special meeting at the Board's earliest convenience. Secretary Coonce noted the first available date pending the Board professional's review of the application is Thursday, March 25, 2021. After discussion, and by motion made and seconded, the Board agreed to hold a Special meeting on March 25, 2021 for the NJAW application at 7:00 pm.

(10) **Old/New Business** (8:14 pm)

Vice Chairman Jones noted the Board should begin reviewing schedules in order to make preparations to move forward with the many committees and items the Board is tasked with; Chairman Sandow agreed and noted discussions of schedules will occur at a future meeting.

(11) **Executive Session** – None.

(12) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:15 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator