



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
March 9, 2021

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

At 7:31 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

* Board Engineer Lanzafama joined the meeting at 7:53 pm.

** Deputy Mayor Rae joined the meeting at 8:32 pm.

(6) Application

Preliminary & Final Major Subdivision (*Carried from 2/9/21*)

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 remain 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:

Alex Kelchner, as Forester Expert

Mario Parisi, Jr., as Applicant

Douglas Polyniak, as Traffic Engineer

Witnesses that remain sworn to offer testimony on behalf of the Applicant:

Christopher Nusser, as Engineer

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

Martin Allen, of Stirling

Jessica Brennan, of Stirling

Frank Apicella, of Stirling

Gary Gianakis, of Stirling

Chris Fineli, of Stirling

Robert Gasalberti, of Stirling

Daniel Gallant, of Stirling

Aviva Gans Rosneberg, of Stirling

Matthew Parisi, of Stirling

Phil Giafaglione, of Stirling

William Esteves, of Stirling

The Board was in recess from 9:03 to 9:10 pm.

Upon agreement and upon motion made and seconded, the application was carried to April 13, 2021 with no further notice required by the Applicant.

(7) Old/New Business (10:21 pm)

Vice Chairman Jones Chairman asked Chairman Sandow for an update regarding timing to work on the Mater Plan. Chairman Sandow noted he has submitted a budget request to the Township Administrator and Committee, and until such time that the Township Committee finalizes the budget, he does not want to encourage any discussion or scope of work on the Master Plan until we know what budget amount has been approved to work with. Additionally, Chairman stated that with the current schedule of applicants all committees are delayed at this time.

Deputy Mayor Rae requested Topology return to give a presentation to the Board explaining where they are and what they have done with the current proposed elements. He further noted that an overall timeline/road map as to what needs to be done to complete the process should be provided; as the Township Committee is looking for the most efficient way to complete the process in order to have a finalized document, and further would require such a timeline/road map in order to allocate monies appropriately.

Member Hands stated he will contact Topology to come to the Board on 3/25/21 to speak to the Board and provide a presentation of how to move forward to complete the Master Plan.

Vice Chairman Jones asked the Chairman what the plans are for the Board to review the proposed documents of the Master Plan. During discussion, members of the Board encouraged the Chairman to create a timeline to begin the review to keep the process moving forward.

Member Pfeil left the meeting at 10:40 pm.

(8) **Executive Session** – None.

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 11:01 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator