



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 23, 2021

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

At 7:36 pm, Chairman Sandow called the meeting to order, and Vice Chairman Jones 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** – Vice Chairman Jones called the roll:

Present:	Dennis Sandow, Chairman	Excused:	Debra Coonce, Board Secretary
	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		
	Jolanta Maziarz, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		
	Paul Ferriero, Township Engineer		

Chairman Sandow reminded the Board of the next two (2) Special meetings coming up; Thursday, March 25th, the meeting will begin at 7:00 pm to hear the application for New Jersey American Water. Thursday, April 8th will be to discuss the Master Plan.

(6) **Application** (7:40 pm)

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.

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

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

Alan Pralgever, Esq. appeared as an objecting attorney on behalf of Jennifer Pralgever and Conor Smith of Gillette.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Joseph Jaworski, as Engineer

A colorized site plan with revision date of 2/5/21 was submitted and marked as Exhibit A-1.
A colorized version of the landscaping overlay was submitted and marked as Exhibit A-2.

Members of the public with questions for the Applicant:
Robert Demel, of Gillette
Gary Gianakis, of Stirling
Tom Grosskopf, of Gillette
Charles Arentowicz, of Millington

Upon agreement and upon motion made and seconded, the application was carried to April 27, 2021 with no further notice required of the Applicant.

(7) **Master Plan** (10:08 pm)

Vice Chairman Jones noted to the Board that Topology has provided a proposal regarding the time frame they anticipate needing to complete work on the Master Plan. The discussion should follow Topology's presentation to the Board scheduled as a Special meeting to be held on Thursday, April 8, 2021.

Upon motion made and seconded, the Board unanimously agreed to hold a Special meeting on Thursday, April 8, 2021 to discuss the Master Plan and for Topology to provide a presentation to the Board.

After further discussion, the Board agreed to table the discussion until after Topology's presentation on April 8th.

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

Vice Chairman Jones posed the question that as the Covid restrictions are beginning to relax, has the Township Committee been looking into the possibility of holding public meetings in a hybrid format when the Boards and Township Committee return to the Court Room.

Chairman Sandow stated the Township is in process of upgrading the technology, but he is unaware if can handle a hybrid meeting format, as that is a matter for the Township Committee to address.

Deputy Mayor Rae noted as most members would agree, a hybrid meeting format would certainly provide advantages to the Township however the technology may not accommodate or support hybrid meetings and acquiring such technology could potentially be very costly.

(9) **Executive Session** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:26 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.