



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

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PLANNING BOARD
MINUTES OF THE SPECIAL MEETING/HEARING
March 25, 2021

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

At 7:02 pm, Chairman Sandow called the meeting to order and asked that all present recite the Pledge of Allegiance. (Agenda item #4 out of order from Agenda sequence).

Vice Chairman Jones made the following announcements:

- (1) Call to Order and Statement of Compliance
- (2) Standard Board Procedures
- (3) Meeting Cut-Off

(5) Roll Call – Vice Chairman Jones called the roll:

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

(6) Application (7:05 pm)

Preliminary & Final Site Plan w/ Variances

Block 10411 / Lot 6.02 / Zone R-4

1227 Valley Road

Application No. 2020-10P

New Jersey American Water Company

Applicant proposes to construct a 3,000 square foot two (2) story building for equipment storage.

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

Frank Tedesco, Esq. appeared on behalf of the Applicant.

Witnesses sworn in to offer testimony on behalf of the Applicant:

Joseph McKernan, as Architect
Frank Stires, as Engineer
Robert Kiser, as Planner

Members of the public with questions or comments for the Applicant:

Charles Arentowicz, of Millington

During discussion, members of the Board agreed the application was well prepared and presented. Based on the nature of the application being due the Township's sale of the sewer plant and the unique challenges the property presents; the Board agreed the variances requested will not cause any detriments and was in favor of the application.

Upon motion made by Mr. Pfeil and seconded by Deputy Mayor Rae, the Board approved the application with conditions and subject to a memorializing resolution by the votes of Mr. Pfeil, Deputy Mayor Rae, Ms. Dill, Mr. Malinousky, Mr. Richardson, Vice Chairman Jones and Chairman Sandow; they being all members present and eligible to vote.

(7) **Meeting Minutes**

The Meeting Minutes from January 12, 2021, January 26, 2021, February 9, 2021, February 23, 2021, and March 9, 2021 are deferred to one of the Board's next regular scheduled meetings.

(8) **Master Plan Discussion** – None.

(9) **Old/New Business** – None.

(10) **Executive Session** – None.

(11) **Adjournment** – The Special Meeting/Hearing was adjourned at 8:36 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator