



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
April 13, 2021

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

At 7:33 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

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

** Board Secretary Coonce left the meeting at 7:36 pm.

(6) **Application**

Preliminary & Final Major Subdivision (*Carried from 2/9/21 & 3/9/21*)

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.

Richard Schkolnick, Esq. appeared as objecting attorney on behalf of Jessica Brennan and Daniel Gallant of Gillette.

Witnesses sworn to offer testimony on behalf of the Applicant:

Doug Schotland, as Architect
Edward Confair, as Landscape Architect

Architectural 3-D rendered drawings (23 pages) were submitted and marked as Exhibit A-2.

A colorized landscape plan was submitted and marked as Exhibit A-3.

An un-colorized landscape plan was submitted and marked as Exhibit A-4.

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

Mario Parisi, Jr., as Applicant
Christopher Nusser, as Engineer

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

Martin Allen, of Stirling
Tiffany Fischetti, of Stirling
Elie Azar, of Stirling
Chris Fineli, of Stirling
John Betines, of Stirling

Upon agreement and upon motion made and seconded, the application was carried to May 11, 2021 with no further notice required by the Applicant.

The Board was in recess from 9:45 to 9:55 pm.

(7) **Ordinance #472-21** – Master Plan Consistency Review

Prohibiting the Operation of any Class of Cannabis Businesses with the Geographical Boundaries of the Township of Long Hill and Supplementing and Amending Chapter 3 Entitled “Police Regulations” and Chapter LU Entitled “Zoning” of the Township Code

Upon motion made and seconded, the proposed ordinance was deemed not inconsistent with the Master Plan by the unanimous votes of Deputy Mayor Rae, Committeeman Verlezza, Ms. Dill, Mr. Hands, Mr. Malinousky, Mr. Pfeil, Mr. Richardson, Vice Chairman Jones and Chairman Sandow; they being all members present and eligible to vote.

(8) **Old/New Business** –

Chairman Sandow made a statement regarding the Master Plan, reminding the Board that assembly and maintenance of the Township’s Master Plan is the responsibility of the Planning Board. Due to the realities of applications and other committee work the Board currently has, the target to adopt a new Master Plan will be 2022. The Chairman further noted that he will provide an outline to contemplate and discuss staffing efforts for Board members and the Board professionals in the near future.

(9) **Executive Session** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned just before 10:30 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.