



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
June 22, 2021

The Long Hill Planning Board met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

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 at the beginning of the meeting.

(5) **Roll Call** – Board Secretary Coonce called the roll:

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

*Committeeman Verlezza joined the meeting at 7:35 pm

(6) **Application**

Preliminary & Final Major Site Plan

(Carried from 3/23/21, 4/27/21 & 6/22/21 – to be carried to 8/10/21)

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.

Upon agreement and upon motion made and seconded, the application was carried to 8/10/21 with no further notice required by the Applicant.

(7) **Resolution** – The resolution for Fritz Kielblock / Application No. 21-02P will be memorialized at the Board’s next meeting scheduled for July 13, 2021.

(8) **Meeting Minutes** – None.

(9) **Updated Master Plan Scheduled** –

Chairman Sandow handed out a Tentative Master Plan Schedule dated June 22, 2021 for the Board to review and discuss. Notably, members of the Board that have volunteered to review certain elements or specific sections of the Land Use Element will be doing research and developing suggestions to incorporate into the Master Plan within the next couple months for the Board to continue discussions.

(10) **Old/New Business** – None.

(11) **Executive Session** –

Upon motion made and seconded, the Board entered into Executive Session at 7:48 pm to discuss contract matters and exited the Executive Session at 8:20 pm.

**TOWNSHIP OF LONG HILL
Planning Board
Executive Session Resolution**

WHEREAS, the Open Public Meetings Act (N.J.S.A. 10:4-12a) requires that all public meetings be open and include members of the public; and

WHEREAS, the Open Public Meetings Act (N.J.S.A. 10:4-12b) also permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Planning Board is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Long Hill, County of Morris, State of New Jersey, as follows:

1. The public shall be excluded from the executive session of June 22, 2021.
2. The general nature of the subject matter to be discussed is as follows: *Contract Matters:
Professional Services Contracts*
3. Minutes of said discussion will be made available as soon as it is deemed in the public interest to do so.
4. The Planning Board may take official action on those items discussed in executive session upon completion of the executive session.

This Resolution takes effect immediately.

Moved by: Chairman Sandow

Seconded by: Vice Chairman Jones

Roll Call Vote: Approved by the unanimous votes of all members of the Boards present and eligible to vote.

CERTIFICATION

I, Debra Coonce, Board Secretary and Planning/Zoning Coordinator to the Planning Board, hereby certify that the foregoing Resolution is a true, complete and accurate copy of a resolution adopted by the Planning Board of the Township of Long Hill, County of Morris, at a Regular Meeting/Hearing held on June 22, 2021.



Debra Coonce
Board Secretary
Planning & Zoning Coordinator

(12) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:21 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.