



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
July 13, 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 7:30 pm, Chairman Sandow called the meeting to order, and Secretary Coonce made the following announcements:

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

(5) **Pledge of Allegiance** – Recited by all in attendance.

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

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

(7) **Application** –

Preliminary & Final Major Subdivision

(Carried from 2/9/21, 3/9/21, 4/13/21, 5/11/21 & 6/8/21)

Block 13302 / Lot 16.01 / Zone R-2

Delaware Avenue

Application No. 18-01Z

Mario Parisi

Applicant proposes an addition to a single-family residence.

Board Planner Leheny remains sworn in to offer testimony.

Engineer Gary Szelk of Casey & Keller appeared on behalf of Board Engineer Mike Lanzafama.

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 Stirling.

Chairman Sandow allowed Objecting Attorney Schkolnick to make a statement prior to the Applicant beginning testimony. Mr. Schkolnick requested the Board seek immediate clarification regarding whether the Applicant will be requesting a density modification subdivision.

Board Attorney Maziarz clarified that during the Applicant's testimony, it will be their responsibility to testify as to the type of subdivision they are requesting. Further, Ms. Maziarz stated the Applicant's notice is sufficient for continuing testimony at this hearing as the current revised plot plan submitted will be discussed as a "concept" plan for the Board to review.

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

Chris Nusser, as Engineer
Mario Parisi, JR., as Applicant

A handout of sections of the Land Use Ordinance with specific notations was submitted by Objecting Attorney Schkolnick and was marked Exhibit O-1.

Members of the public with questions for the Applicant:

Chuck Arentowicz, of Millington
Michele Menza, of Gillette

During testimony, the Applicant's Engineer stated the Applicant will be withdrawing the previous proposed subdivision/plot plan of eight (8) lots and moving forward with a new proposed submission with a maximum of six (6) lots. The Engineer further noted although 6 lots on the property would be confirming to the R-2 zone, the Applicant would be proposing a density modification subdivision in order the help limit the improvements associated with the subdivision.

Board Attorney Maziarz stated the Applicant must provide a letter withdrawing the current application to the Board Secretary, and once a completely new application is submitted, the Board Secretary will assign a new application number, the Board professionals will review the new submission, and at such time that a new hearing date be set, the Applicant will be required to serve notice accordingly.

During the Board's discussion, seven (7) out of the eight (8) members present agreed the maximum amount of lots they would consider approving for the property would be six (6). The Applicant thanked the Board for their feedback.

The Board was in recess from 8:54 pm to 9:09 pm.

(8) Resolution

Fritz Kielblock / Application No. 21-02P

Upon motion made by Vice Chairman Jones and seconded by Mr. Malinousky, the resolution was unanimously approved by the votes of Vice Chairman Jones, Mr. Malinousky, Deputy Mayor Rae, Committeeman Verlezza, Ms. Dill and Chairman Sandow; they being all members present and eligible to vote.

(9) Ordinance #477-21 – Master Plan Consistency Review

An Ordinance Concerning Stormwater Management and Amending Section 146 of the Township Land Use Ordinance

Chairman Sandow explained the revisions to the current ordinance and Deputy Mayor Rae noted it was upon the recommendation from both the Township Engineer and the Board Engineer to make said revisions.

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

(10) **Redevelopment Discussion** – 1106 Valley Road / Block 11401 / Lot 7

Chairman Sandow stated the Township Committee through resolution #21-166 has asked the Planning Board to conduct a study of the property located at 1106 Valley Road (former car wash location) to determine if it is an area in need of redevelopment.

Deputy Mayor Rae explained the developer for the property is proposing age restricted residences on the property and asked the Township to do the redevelopment study at their expense.

Members of the public with questions for the Board regarding the proposed area in need of redevelopment:
Chuck Arentowicz, of Millington

Deputy Mayor Rae further noted the current planner involved in the project is the Township's Planner, Jessica Caldwell, which is the direction the Township Committee is going into with regards to hiring a professional planner to do the study.

(11) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of January 26, 2021, February 9, 2021, February 23, 2021, March 9, 2021, March 23, 2021 and March 25, 2021 were unanimously approved as amended. The Meeting Minutes of January 12, 2021 will be amended and reviewed at the Board's next scheduled meeting on August 10, 2021.

(12) **Committee Reports**

Vice Chairman Jones noted the Prism Committee is currently waiting on information requested from the Board professionals.

Mr. Richardson requested Chairman Sandow provide a general template of questions for Board members to use as a guide and framework while working on their sections of the Master Plan Land Use element.

(13) **Old/New Business** – None.

(14) **Executive Session** – None.

(15) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:00 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Board 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 OPR (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.