



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

PLANNING BOARD
MINUTES OF THE REGULAR MEETING/HEARING
October 26, 2021

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

At 7:31 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
Thomas Jones, Vice Chairman
Brendan Rae, Deputy Mayor *
Theresa Dill
David Hands
Tom Malinousky
Don Richardson
Debra Coonce, Board Secretary

Excused: Alan Pfeil
Victor Verlezza, Committeeman
Steven Warner, Esq., Board Attorney
Paul Ferriero, Township Engineer
Elizabeth Leheny, Board Planner

*Deputy Mayor Rae joined the meeting at 8:32 pm.

(6) **Application**

Preliminary & Final Major Site Plan

(Carried from 3/23/21, 4/27/21, 6/22/21, 8/10/21, & 9/28/21 – to be carried to 1/25/22)

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 1/25/22 with no further notice required by the Applicant.

(10) **Old/New Business** (7:35 pm – Out of Agenda Order)

Board Schedule

Chairman Sandow noted the Board's next meeting on 11/9/21 will be a joint Special Meeting with the Zoning Board of Adjustment to interview candidates for the position of Board engineer beginning in 2022.

Chairman Sandow additionally noted should the Parisi Subdivision application be complete; the new Board engineer will be retained to review same in time for the application to be scheduled for 12/14/21.

Special Meeting Dates – Redevelopment Public Hearings / 1106 Valley Road / Block 11401 / Lot 7

Chairman Sandow stated the public hearing for the redevelopment study will begin on 11/23/21, and should it be carried to another date, the Board should consider adding a Special Meeting on 11/30/21 for continuance.

Upon motion made and seconded, the Board unanimously agreed to hold a Special Meeting on 11/30/21 for the purposes of continuing the public hearing for the redevelopment study.

(7) **Meeting Minutes** (7:43 pm) – Upon motion made and seconded, the Minutes of August 10, 2021, August 17, 2021, September 28 and October 12, 2021 were approved as amended. The Minutes of September 14, 2021 were carried to the Board's next regular scheduled meeting.

(8) **Master Plan Discussion** (7:51 pm)

Chairman Sandow opened the discussion by requesting all Board members review the latest version of the Downtown Valley Road element to tie up any loose ends from the previous discussions. Chairman also noted his request for members to respond in writing, and to have the responses ready for the next discussion either in December or the new year.

With that, the Board discussed the latest updates/revisions made to the Downtown Valley business district draft from the previous discussions.

(9) **Committee Reports** – None.

(10) **Old/New Business** – Out of Agenda Order – previously discussed.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:40 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator