



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
November 23, 2021

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

At 7:30 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	Excused:	Elizabeth Leheny, Board Planner
	Thomas Jones, Vice Chairman		Mike Lanzafama, Board Engineer
	Brendan Rae, Deputy Mayor		
	Victor Verlezza, Committeeman		
	Theresa Dill *		
	David Hands		
	Tom Malinousky		
	Alan Pfeil		
	Don Richardson		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Amanda Wolfe, Esq., Board Attorney		
	Jessica Caldwell, Township Planner		

* Ms. Dill excused herself from the meeting at 8:40 pm and was not eligible to vote.

(6) **Resolution** - *Appointment of Board Engineer / Resolution #2021-11-PB*

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

TOWNSHIP OF LONG HILL
PLANNING BOARD
RESOLUTION 2021-11-PB

APPOINTMENT OF BOARD ENGINEER
November & December 2021

WHEREAS, the Township of Long Hill Planning Board requires certain technical and/or professional services hereinafter described as Engineering Consulting Services which shall include but not be limited to the following: serve as the general engineering consultant to the Planning Board; attend hearings/meetings of the Planning Board as requested; advise the Planning Board on all engineering matters under their jurisdiction; the Consultant shall be available for consultation by telephone at all reasonable times; represent the Planning Board as its Professional Engineer pursuant to N.J.S.A. 40:55D-24; review site and subdivision plans, as requested; prepare special reports, plans, studies, applications, and similar work, as requested; testify on behalf of the Planning Board before Commissions, Agencies, or Courts of the State of New Jersey, as requested; and perform any other related engineering work, as requested; and

WHEREAS, the anticipated term of this contract is two (2) months; and

WHEREAS, Mott MacDonald has agreed to engineering services at a rate of \$130.00 per hour for attendance at hearings/meetings and a rate of \$130.00 per hour will be billed for engineering services, including field work, research and writing; and any other task assigned by the Board; and

WHEREAS, the firm of Mott MacDonald has completed and submitted a Business Entity Disclosure Certification which certifies that the firm of Mott MacDonald has not made any reportable contributions to a political or candidate committee in the Township of Long Hill in the previous one year, and that the contract will prohibit the firm of Mott MacDonald, from making any reportable contributions throughout the term of the contract; and

WHEREAS, in addition, this contract is for professional services and may be awarded without public bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the Township Chief Financial Officer, in accordance with N.J.A.C. 5:34-5.1, has certified in writing to the Township Committee the availability of adequate funds to pay the maximum amount of the contract;

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

1. A professional services contract with Mott MacDonald, 412 Mount Kemble Avenue, Suite G22, Morristown, New Jersey 07960 is hereby authorized for the period of November 23, 2021 through January 11, 2022.
2. The Board Chairman and Planning & Zoning Coordinator are authorized to sign a professional service contract with Mott MacDonald, in accordance with the following terms and conditions:
 - A. Term: November 23, 2021 – January 11, 2022
 - B. Rate: \$130.00 per hour per hearing attendance and \$130.00 per hour for other engineering services as stated above
 - C. Services: Mott MacDonald shall provide professional engineering services.
3. The Planning & Zoning Coordinator in accordance with the provisions of N.J.S.A. 40A:11-5(1)(a)(i), is directed to publish a notice once in the Echoes-Sentinel stating the nature, duration, service and amount of this contract.
4. The Planning & Zoning Coordinator shall make copies of this Resolution available for public inspection at the Municipal Building, 915 Valley Road, Gillette, New Jersey during regular business hours.
5. This contract shall be charged to Planning Board – Engineering Services. The certification of available funds by the Township Chief Financial Officer shall be maintained in the files of the Planning & Zoning Coordinator.
6. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution.

Debra Coonce
Board Secretary
Planning & Zoning Coordinator

Dennis Sandow
Board Chairman

(7) **Application** –

Minor Site Plan

Block 10910 / Lot 15 / Zone Utility Easement

342 Valley Road

Application No. 21-16P

Chimney Rock Pump Station

Michael Nexon P.E. / Kleinfelder, Inc.

Applicant proposes to install a new/replacement 6' high chain link fence with black privacy slats, adding a fourth side to completely enclose the pump station and a double swing gate for access.

Victoria Siegel, Esq. appeared on behalf of the Applicant and requested the Board carry the application to January 11, 2022.

Upon agreement and upon motion made and seconded, the application was carried to January 11, 2022 with no further notice required from the Applicant.

(8) **Redevelopment Study** (7:37 pm) – 1106-1122 Valley Road / Block 11401 / Lot 7

Board Attorney Warner gave the opening statement and overview regarding the process the Township is required to follow when doing a redevelopment study.

- a) The Governing Body passed a resolution to send to the Planning Board (PB) in order to conduct study, and appointed J. Caldwell & Associates, LLC to conduct the study.
- b) PB gave notice of hearing to the designated newspaper (twice) and to the properties that are within the proposed redevelopment area.
- c) PB conducts a hearing to determine whether or not to recommend to the Governing Body that this area be designated an area in need of redevelopment.
- d) PB will then issue a recommendation to the Governing Body of their decision.
- e) Governing Body will then either accept or reject the recommendation from the PB.
- f) If the Governing Body accepts the recommendation to deem the area in need of redevelopment, they will officially designate the area via resolution.
- g) The Governing Body must then send the recommendation to the NJ State Department of Community Affairs in Trenton to seek the state's approval.
- h) Upon the states approval, the redevelopment plan will be prepared and an ordinance will be introduced and adopted to effectuate said plan.
- i) The Governing Body will appoint a redeveloper by ordinance and enter into agreement, and the redeveloper will return to PB for site plan approval.

Board Attorney Warner swore in Township Planner Jessica Caldwell to offer testimony on behalf of the Township.

Township Planner Caldwell reviewed the report prepared by her firm entitled "*Area in Need of Redevelopment Study – 1106-1122 Valley Road*" dated November 1, 2021.

Members of the public with questions or comments regarding the Area in Need of Redevelopment Study:

Charles Arentowicz, of Millington

Pam Ogens, of Millington

The Board unanimously agreed that the property is absolutely an area in need of redevelopment and that Township Planner Caldwell prepared a very good and detailed study. The Board further agreed the property clearly meets many of the criteria required to be deemed an area in redevelopment, and will recommend same to the Township Committee.

Upon motion made by Mr. Pfeil and seconded by Mr. Malinousky, the Board unanimously agreed by the votes of Mr. Pfeil, Mr. Malinousky, Deputy Mayor Rae, Committeeman Verlezza, Mr. Hands, Mr. Richardson, Vice Chairman Jones and Chairman Sandow (they being all members present and eligible to vote) the subject property is indeed an area in need of redevelopment and will therefore send a resolution to the Township Committee recommending same.

(9) **Old/New Business** (9:32 pm)

Chairman Sandow stated that as the Board has completed the public hearing for the above referenced area in need of redevelopment, there will be no need for the Board to hold a special meeting on November 30, 2021 and it is therefore cancelled. The Board's next meeting will be held on Tuesday, December 14, 2021 as scheduled.

Mr. Pfeil stated that as he, Mr. Hands, Malinousky & Mr. Pfeil all shared the opinion they would like to see the Township Committee consider widening the area in need of redevelopment in/around the current area the Board discussed. Chairman Sandow asked that Deputy Mayor Rae and Committeemen Verlezza take the information stated to the Township Committee for discussion, and they agreed to do so.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:34 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.