



**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**  
**December 14, 2021**

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

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

(6) **Application** –

***Preliminary & Final Major Subdivision***

Block 13302 / Lot 16.01 / Zone R-2

Delaware Avenue

Application No. 21-25P

Mario Parisi

Applicant proposes to subdivide the property into six (6) single family residential lots.

Upon agreement and upon motion made and seconded, the application was carried to January 25, 2022 with no further notice required from the Applicant.

(7) **Meeting Minutes** –

The meeting minutes of September 14, 2021, October 26, 2021, November 9, 2021 and November 23, 2021 were carried to the Board's next regular meeting.

(8) **Resolution** (7:37 pm)

***Redevelopment Study – 1106-1122 Valle Road / Block 11401 / Lot 7***

Upon motion made by Deputy Mayor Rae and seconded by Mr. Pfeil, the Board memorialized ***Resolution 2021-12-PB / Resolution Recommending that 1106-1122 Valley Road, Block 11401, Lot 7, (aka the Former Car Wash site) Be Designated as a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.*** as amended by the unanimous votes of Deputy Mayor Rae, Mr. Pfeil, Committeeman Verlezza, Mr. Malinousky, Mr. Richardson, Vice Chairman Jones and Chairman Sandow; they being all members present and eligible to vote.

(10) **Old/New Business for Discussion** (7:45 pm)

➤ Location of January 11, 2022 Reorganizational Meeting

Upon motion made and seconded, the Board unanimously agreed to hold the January 11, 2022 meeting via Zoom Webinar.

➤ 2022 Meetings to be via Zoom or in Person in the Court Room

During discussion, Chairman Sandow noted there will be a new resolution for the reorganizational meeting. The Board will put forth a resolution that allows them to cancel at anytime if the mask mandate is lifted. The Board will also review holding Zoom meetings or going back in person on a quarterly basis until further notice.

(9) **Committee Reports** (7:48 pm)

Deputy Mayor Rae suggested a few members of the Board get together to discuss ideas as to how to tackle the Master Plan and discuss ideas to try and see a path forward to accelerate it and finish it within the new year. Secretary Coonce noted that no more than 4 members can meet outside of a published meeting; more than 4 members constitutes a quorum. Members that volunteered to have a discussion with Deputy Mayor Rae were Chairman Sandow, Mr. Pfeil and Mr. Richardson.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:56 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.