



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
January 25, 2022

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: Victor Verlezza, Committeeman
	Don Richardson, Vice Chairman	Samantha Anello, Board Engineer
	Brendan Rae, Committeeman	Elizabeth Leheny, Board Planner
	Theresa Dill	
	Thomas Jones	
	Tom Malinousky	
	Alan Pfeil	
	Debra Coonce, Board Secretary	
	Amanda Wolfe, Esq., Board Attorney	

(6) **Applications** –

Preliminary & Final Major Subdivision

(Carried from 12/14/21)

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 motion made and seconded, the Board decided that because the Applicant has submitted a new application and is currently working out some issues with the site plans, the application will be scheduled for a future date at which time the Applicant will be responsible for noticing for the hearing date accordingly.

Preliminary & Final Major Site Plan

(Carried from 3/23/21, 4/27/21, 6/22/21, 8/10/21, 9/28/21 & 10/26/21)

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 February 22, 2022 with no further notice required by the Applicant.

(7) **Meeting Minutes** –

Upon motion made and seconded, the meeting minutes of January 11, 2022 were approved as amended.

(8) **Master Plans Discussion**

Vice Chairman Richardson noted the Master Plan Committee has begun meeting once again with the initial goal of setting the expectations for the Committee and Board, and for the future discussion of the schedule for the implantation of the Master Plan to be completed within the calendar year 2022. Schedule of details to accomplish this will be reviewed and discussed at the Board’s meeting on February 8, 2022.

(9) **Committee Reports** – None.

(10) **Old/New Business**

The Board briefly discussed the Board’s future schedule with Board Secretary Coonce.

Committeeman Rae noted the Township Committee is checking with NJ American Water from time to time regarding the timeframe and projected completion date of the sewer plant upgrades.

Committeeman Rae additionally noted the Township Committee has no plan to discuss future sites to be considered as redevelopment sites at this time.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:08 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.