



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
February 8, 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:	Samantha Anello, Board Engineer
	Don Richardson, Vice Chairman		Elizabeth Leheny, Board Planner
	Brendan Rae, Committeeman		
	Victor Verlezza, Committeeman		
	Theresa Dill		
	David Hands		
	Thomas Jones *		
	Tom Malinousky		
	Alan Pfeil		
	Debra Coonce, Board Secretary		
	Amanda Wolfe, Esq., Board Attorney		

*Mr. Jones joined the meeting at 7:50 pm.

(6) **Application** –

Minor Site Plan (Carried from 11/23/21 & 1/11/22)

Block 10910 / Lot 15 / Zone B-1-20

342 Valley Road (Chimney Rock Pump Station)

Application No. 21-16P

New Jersey American Water Company, 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.

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

Michael Nexon, as Engineer

No members of the public were present with questions or comments for the Applicant and their witnesses.

During discussion, the Board thanked the Applicant and their professionals for taking into consideration the concerns of the members of the Board to make sure that the new fence and landscaping are maintained and visually pleasing for the street scape and community.

Upon motion made by Mr. Pfeil and seconded by Committeeman Rae, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Pfeil, Committeeman Rae, Committeeman Verlezza, Ms. Dill, Mr. Hands, Mr. Malinousky, Vice Chairman Richardson and Chairman Sandow; they being all members present and eligible to vote.

(7) **Meeting Minutes** (7:55 pm) –

Upon motion made and seconded, the meeting minutes of January 25, 2022 were approved as amended.

(8) **Master Plans Discussion** (7:59 pm) –

Vice Chairman Richardson presented the Board with a proposed schedule regarding review and public hearings for the Master Plan completion. VC Richardson further noted the Master Plan Committee has broken down what work remains by specific tasks with the first task to be completed by the end of March. Task 2 involves plan recommendations, elements that will be focused on, and eventually goals to return to the Board with first sets of recommendations in May. The MPC will break down the recommendations for the Board's review from May to September with public hearings to follow.

Members of the public that the Board welcomed to participate in the discussion:
Charles Arentowicz, of Millington

(9) **Committee Reports** – None.

As a representative of the Ordinance Review Committee, Mr. Jones noted he and Ms. Dill are currently working on the review of drive-throughs within the Township and areas of the current ordinance that should be updated.

(10) **Old/New Business** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:32 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.