



# 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 February 22, 2022

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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 Don Richardson, Vice Chairman 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 Elizabeth Leheny, Board Planner Mark Kataryniak, Township Engineer	Excused: Samantha Anello, Board Engineer
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\* Committeeman Verlezza joined the meeting at 7:39 pm.  
\*\* Committeeman Rae joined the meeting at 7:45 pm.
  
- (6) **Application** –

***Preliminary & Final Major Site Plan***

*(Carried from 3/23/21, 4/27/21, 5/25/21, 6/22/21, 8/10/21, 9/28/21, 10/26/21 & 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.

Board Planner Leheny and Township Engineer Kataryniak remain sworn in to offer testimony on behalf of the Township.

Derek Orth, Esq. appeared on behalf of the Applicant.

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

Joseph Jaworski, as Engineer

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

Paul Ricci, as Planner

A colorized site plan was submitted and marked as Exhibit A-4.

Members of the public with questions for the Applicant:

Charles Arentowicz, of Millington

Candace Reilly, of Gillette

Members of the public that were sworn in to offer testimony:

Charles Arentowicz, of Millington

Mr. Arentowicz submitted 2 photographs that were marked as Exhibit O-1.

Candace Reilly, of Gillette

Ms. Reilly submitted 5 photographs that were marked as Exhibit O-2.

Robert Demel, of Gillette

During discussion, the Board thanked the Applicant and their professionals for a well presented application. The Board noted that as the site was zoned for this project, the Applicant has done an excellent job conforming to the site issues and working with the Board to address any concerns such as sidewalks, utility boxes and outdoor benches/public areas.

Upon motion made by Mr. Pfeil and seconded by Committeeman Rae, the application was approved with conditions subject to a memorializing resolution by the 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. Mr. Jones voted against the application.

**(7) Meeting Minutes (10:18 pm) –**

Upon motion made and seconded, the meeting minutes of February 8, 2022 were approved as presented.

(8) **Master Plans Discussion** (10:16 pm) –

Vice Chairman Richardson stated the Master Plan Committee will be ready to begin discussions regarding the timeframe and proposed elements of the Master Plan at the Board's regular meeting on Tuesday, March 22, 2022.

(9) **Committee Reports** – None.

(10) **Old/New Business** –

***Mask Mandate Lifted – Meetings to Return to Town Hall Court Room***

After a short discussion, the Board unanimously agreed to return to in-person meetings in the Town Hall Court Room.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:28 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.*

