



**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 AGENDA**  
**May 10, 2022**

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The Long Hill Planning Board met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey. The Meeting was also available on LHTV and on the Township website.

*At 7:40 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) **Electronic Devices**
  
- (5) **Pledge of Allegiance** – Recited by all in attendance at the beginning of the meeting.
  
- (6) **Roll Call** – Board Secretary Coonce called the roll:  
Present: Dennis Sandow, Chairman                      Excused: Theresa Dill  
              Don Richardson, Vice Chairman                      David Hands  
              Brendan Rae, Committeeman  
              Victor Verlezza, Committeeman  
              Thomas Jones  
              Tom Malinousky  
              Alan Pfeil  
              Debra Coonce, Board Secretary  
              Amanda Wolfe, Esq., Board Attorney  
              Samantha Anello, Board Engineer  
              Elizabeth Leheny, Board Planner
  
- (7) **Application** –  
**Minor Subdivision**  
Block 12604 / Lot 1 / Zone R-2  
57 Old Forge Road  
Application No. 22-01P  
Swapnil Nankar  
Applicant proposes to subdivide the existing lot into two buildable lots.  
  
Frederick Zelle, Esq. appeared on behalf of the Applicant.

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

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

David Fantina, as Planner  
Swapnil Nankar, as Owner

A project sketch was submitted and marked as Exhibit A-1.

Members of the public with questions for the Applicant:

Megan Games, of Millington

During discussion, the Board thanked the Applicant and their professionals for a well-presented application and felt the benefits of the proposed subdivision outweigh any detriments.

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

(8) **Meeting Minutes** (8:53 pm) –

The meeting minutes of April 26, 2022 were carried to the Board's next scheduled meeting.

(9) **Committee Reports** – None.

(10) **Old/New Business** –

***Zoning Board Annual Report 2021***

Board Planner Leheny and Board Secretary Coonce noted the majority of variances granted by the Zoning Board within 2021 were due to existing non-conforming conditions of the properties. Chairman Sandow noted that several of the areas where the Board professionals recommended changes will require updates within the Master Plan, and will be reviewed and discussed while working on the Land Use Element.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:59 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.*