



Witnesses that remain sworn in to offer testimony on behalf of the Applicant:  
Matthew Seckler, as Engineer and Planner

A property/lot comparison chart was submitted and marked as Exhibit A-3.

Members of the public with questions for the Applicant:

Linda Gavin, of Gillette  
Jessica Alaan, of Gillette  
William Zurawlow, of Gillette  
David Coletta, of Gillette  
Paul White, of Gillette

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

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*The Board was in recess from 10:07 pm to 10:13 pm.*

*Board Member Dill left the meeting at 10:08 pm.*

**(8) Ordinance Discussion –**

Chairman Sandow noted the Township Committee has asked the Planning Board to review current zoning issues in relation to outdoor seating and noise standards, and he asked for volunteers to look into the matter. Board Planner Leheny, Mr. Jones and Mr. Hands volunteered to look into the situation and to possibly make suggestions to amend the current outdoor seating ordinance to include outdoor music.

**(9) Master Plan Consistency Review – Ordinance #496-22**

Upon motion made by Mr. Jones and seconded by Mr. Pfeil, the Board recommended that Ordinance #496-22 is inconsistent with the Master Plan by the votes of Mr. Jones, Mr. Pfeil, Mr. Hands, Vice Chairman Richardson and Chairman Sandow; Mr. Malinousky voted against the recommendation.

Chairman Sandow and Board Planner Leheny prepared the following statement for the Township Committee:

The Planning Board voted at its September 13, 2022, meeting finding that Ordinance #496-22 (the “Proposed Ordinance”) is not consistent with the Master Plan for the reasons outlined below.

The Long Hill Township Planning Board adopted a Downtown Valley Commercial District Element of the Master Plan in 2017 (“2017 Plan”) which recommended the establishment of the B-D Downtown Valley Commercial Zone (the “B-D” zone) “to allow office, commercial and retail uses.” along Valley Road within the Township. The 2017 Plan specified that “single family detached residences or any other residential uses on the first floor within the B-D Zone” should be prohibited which is contrary to the Proposed Ordinance. The most recent Housing Element of the Master Plan was adopted in 2018. Among the objectives stated is “where higher density inclusionary housing could be encouraged in the Township, appropriate residential development should be inclusionary and provide for its share of affordable housing.” This ordinance does further that objective. However, neither the Downtown Valley Commercial District Element nor the Housing Element recommend amending the B-D zone to permit residential uses at the scale and intensity that the Proposed Ordinance allows. **Based on the above, Ordinance No. 496-22 is inconsistent with the Township’s Master Plan.**

Nonetheless, the Planning Board recommends that the Township Committee adopt this ordinance, to facilitate the orderly development of high-density residential development in the Valley Commercial District and to reduce the need to create specific overlay zones (or to grant variances) for each such project when development applications are presented.

In addition, the Planning Board recommends two revisions.

**FIRST**

In Section 1. LU-111, remove the definition of Extended Stay Hotel.

In Section 2. LU-122.6.a.9. Remove extended stay hotels. The revision should read as follows.

“9. Small hotel, inn or bed & breakfast establishments and assisted living facilities, continuing care residential communities and nursing homes. Density to be determined by the Approving Authority.”

In Section 7. LU 131 (17). Remove extended stay hotels. The revision should read as follows.

“(17) For assisted living facilities, continuing care residential communities, nursing homes, and mixed uses, increase the maximum height to 3/45. For buildings with in-building ground level parking, increase the maximum height to 4/55”

In Section 8. LU 138.1. Remove extended stay hotels. Change the last added sentence to read as follows.

“Nursing Homes are not subject to this section.”

Section 9. LU-151.1.c. Remove extended stay hotels.

<u>Apartments as conditional uses in the B-D Zone</u>	<u>1.5 per unit</u>
<u>Apartments (other)</u>	<u>2 per unit</u>
<u>Nursing and group homes</u>	<u>Peak shift staff + 0.3 per unit</u>
<u>Assisted Living</u>	<u>Peak shift staff + 0.5 per unit</u>

**SECOND**

In Section 8, LU 138.1. Modify the text slightly to improve readability. For reference in this transmittal ONLY, the modifications are [excerpted in brackets below]. However, this entire paragraph is new in this Ordinance, and the entire paragraph is therefore underlined.

[ ..... with at least 50 percent of the **affordable** units in each development being affordable to low-income households including 13 percent ~~in rental developments~~ affordable to very-low-income households.....]

For any future multifamily and independent living facility developments of five (5) or more units, at least fifteen (15%) percent of the all units in rental developments as affordable, and 20 percent of all units in for-sale developments as affordable, with at least 50 percent of the affordable units in each development being affordable to low-income households including 13 percent affordable to very-low-income households, with all such affordable units including the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, and all other applicable law.

**(10) Meeting Minutes –**

Upon motion made and seconded, the meeting minutes of August 9, 2022 were approved as amended.

**(11) Adjournment –** The Regular Meeting/Hearing was adjourned at 10:34 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.*