



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD
MINUTES OF THE REGULAR MEETING / WORK SESSION AGENDA
September 27, 2022

The Long Hill Planning Board met for a Regular Meeting/Work Session 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 7:35 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) **Electronic Devices**

(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:	Tom Malinousky
	Don Richardson, Vice Chairman		Alan Pfeil
	Brendan Rae, Committeeman		Steven Warner, Esq., Board Attorney
	Victor Verlezza, Committeeman *		Samantha Anello, Board Engineer
	Theresa Dill		
	David Hands		
	Thomas Jones **		
	Matt Flynn, Esq. ***		
	Elizabeth Leheny, Board Planner		
	Debra Coonce, Board Secretary		

* Committeeman Verlezza joined the meeting at 7:53 pm.

** Mr. Jones joined the meeting at 8:01 pm.

*** Matt Flynn, Esq. joined the meeting at 8:20 pm.

(6) **Master Plan Discussion** (7:38 pm)

The Board continued the discussion of draft elements of the Master Plan provided by the Master Plan Committee. The discussion will be continued at the Board's next regular meeting on November 8, 2022.

(7) **Master Plan Consistency Review** (8:33 pm)

➤ ***Ordinance 498-22 – Valley Road Redevelopment Plan***

The Board is recommending that the Township Committee adopt Ordinance #498-22 which adopts the 1106-1122 Valley Road Redevelopment Plan (the "Redevelopment Plan") in accordance with the New Jersey Local Redevelopment and Housing Law (Per N.J.S.A. 40A:12A- 6(8)(e)). However, the Board does find that the Redevelopment Plan is **not consistent** with the Master Plan for the reasons outlined below.

The Township's 1996 Master Plan was reexamined in 2003, 2009, 2013, 2017, and 2018. Additional elements have also been adopted, including the Downtown Valley Commercial District Element (2017) and the Housing Element and Fair Share Plan (2018). The Downtown Valley Commercial District Element specified that "single family detached residences or any other residential uses on the first floor" in the Valley Commercial District should be prohibited which is contrary to the proposed Redevelopment Plan, which permits assisted living residences on the ground floor. Among the objectives of the Housing Element is to "Continue to encourage housing diversity to accommodate the needs of people of various ages and income levels in the community, in accordance with local, state, and regional needs." This ordinance does further that objective. However, neither the Downtown Valley Commercial District Element nor the Housing Element recommend permitting residential uses on Valley Road of the type and scale that the Redevelopment Plan allows. **Based on the above, the Redevelopment Plan is inconsistent with the Township's Master Plan.**

Nonetheless, the Planning Board recommends that the Township Committee adopt Ordinance #498-22 which adopts the 1106-1122 Valley Road Redevelopment Plan in order to permit land uses on an appropriate site in the Valley Commercial District which will meet market demand for such uses and facilitate the orderly redevelopment of Valley Road.

Upon motion made by Vice Chairman Richardson and seconded by Mr. Hands, the above recommendation for Ordinance 498-11 to the Township Committee was approved by the unanimous votes of Vice Chairman Richardson, Mr. Hands, Committeeman Rae, Committeeman Verlezza, Ms. Dill, Mr. Jones and Chairman Sandow; they being all members present and eligible to vote.

➤ ***Ordinance 499-22 – Outdoor Dining/Playing of Music***

After some discussion, the Board agreed to carry the matter to the next regular meeting scheduled on Tuesday, October 25, 2022.

➤ ***Ordinance 501-22 – Amend Permanent Signs***

The Planning Board finds that Ordinance #501-22 (the "Proposed Ordinance") is **not inconsistent** with the Master Plan for the reasons outlined below.

The Township's 1996 Master Plan was reexamined in 2003, 2009, 2013, 2017, and 2018. Additional elements have also been adopted, including the Meyersville Hamlet Element (2009), the Downtown Valley Commercial District Element (2017), and the Housing Element and Fair Share Plan (2018). The 1996 Master Plan states that business owners in Long Hill indicated that "there is a need for relief from sign regulations," and "relief from the sign ordinance." (Page 81 of 272). The Proposed Ordinance furthers this recommendation. As such, the Planning Board finds that **Ordinance No. 501-22 is not inconsistent with the Township's Master Plan.**

In addition, the Planning Board recommends one revision to the Proposed Ordinance. In Section 1. LU-155.8.h, remove the reference to Site Plan Waiver so that the paragraph reads as follows:

Section LU-155.8.h shall read as follows: "For all permitted uses providing the minimum required front yard setback, one ground sign not exceeding 16 square feet in area and eight feet in height shall be permitted per lot, provided that it shall not be placed within any required sight triangle and shall be a minimum of 10 feet from any curb line, and provided that the permitted total area of allowed wall, awning, and door and window signs shall be reduced to 50% of the maximum permitted sign size allowed otherwise. ~~Such ground sign is eligible for Site Plan Waiver provided it meets all requirements stated above.~~"

Upon motion made by Mr. Hands and seconded by Committeeman Verlezza, the above recommendation for Ordinance 501-22 to the Township Committee was approved by the unanimous votes of Mr. Hands, Committeeman Verlezza, Committeeman Rae, Ms. Dill, Mr. Jones, Vice Chairman Richardson and Chairman Sandow; they being all members present and eligible to vote.

The Board was in recess from 8:56 pm to 9:06 pm.

The Board returned to discussion of the draft Master Plan Elements.

(8) **Meeting Minutes** –

Upon motion made and seconded, the meeting minutes of September 13, 2022, were approved as presented.

(9) **Committee Reports** –

Mr. Jones noted with regards to the Prism Committee, he has been doing research on other developments in the Prism portfolio to discuss the future architectural options.

(10) **Adjournment** – The Regular Meeting/Work Session was adjourned at 10:23 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.