



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
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## PLANNING BOARD MINUTES OF THE REGULAR MEETING November 14, 2023

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The Long Hill Planning Board met for a Regular Meeting 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 7:37 pm, Chairman Sandow called the meeting to order, and Member Jones 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** – Member Jones called the roll:

Present:	Dennis Sandow, Chairman	Excused: Debra Coonce, Board Secretary
	Don Richardson, Vice Chairman	Steven Warner, Esq., Board Attorney
	Scott Lavender, Mayor	Joseph Vuich, Board Engineer
	Brendan Rae, Committeeman	
	Theresa Dill	
	David Hands	
	Thomas Jones	
	Tom Malinousky	
	Alan Pfeil	
	Christopher Sobieski, Esq., Board Attorney	
	Elizabeth Leheny, Board Planner	

(7) **Resolutions**

***Mario Parisi Subdivision / Application No. 23-07P***

After discussion, the Board requested to carry the memorialization of the resolution to the Board's next meeting on 11/28/23 in order to confirm additional language requested by the Applicant.

***Robert E. & Eva Nies Subdivision / Application No. 23-09P***

Upon motion made by Committeeman Rae and seconded by Vice Chairman Richardson, the resolution was memorialized by the votes of Committeeman Rae, Vice Chairman Richardson, Ms. Dill, Mr. Jones, Mr. Malinousky and Chairman Sandow; they being all members present and eligible to vote. Mr. Hands abstained from the vote.

**(8) Discussion of Master Plan Comments from Public Hearing 10/10/23**

Chairman Sandow read the following statement:

*On October 10, 2023, a hearing was conducted pursuant to NJ Statute in order to give members of the public an opportunity to make COMMENTS on the proposed Master Plan, which will replace the 1997 Master Plan.*

*As you know, this Master Plan has been developed by two advisory committees to the Township Committee and by committees of this Planning Board over a period of 10 years. This process has involved three Planning consultants, several attorneys, almost every member of this (and previous) Planning Boards, and many citizens of this community who served on the advisory committees or participated in the open public forums or responded to the internet survey.*

*Not all matters discussed over this period have been unanimously accepted by this Board, or by some members of the public and there are certainly differences of opinion. Divergent opinions have been received and debated.*

*But we can only have one PLAN. And this is the Plan that this Board believes is the best alternative for the future of the community. That is the responsibility of this Planning Board. There have been some hard choices, but the choices have to be made to set a direction for the ordinances which will be the final authority for development of Long Hill during the next decade. We are past the time when we can continue to debate divergent points of view.*

*At the hearing in October, we heard comments from fewer than a dozen members of the public. Tonight, we will address those comments. The committee has classified the comments into three categories.*

*The first category contains comments concerning trivial errors, typos, misplaced references, inconsistencies between elements and the like. These comments have been taken into account, and corrections have been made. We judge that these changes are insignificant to the intent of the Master Plan, and they do not change the Master Plan enough to trigger additional comments from the public. We appreciate these comments but we will not discuss these changes.*

*The next category contains those comments which repeat suggestions advanced and discussed over the 10-year life of this Master Plan effort, as described previously. To the extent that these comments concern matters previously put to rest, there is little value in repeating the discussions which previously led to the recommendations in the draft presented on October 10. Mr. Richardson will review the comments in this category, and will discuss the reasons why these matters in the draft will not be discussed further, nor changed, because they have already been exhaustively considered.*

*The final category contains those comments which are new business, and which the Board might consider tonight for significant change to the October draft. (The committee has concluded that there are no comments which fall into that category, and that there are no comments for further discussion by the Board tonight.)*

*At our next meeting on November 28, the complete final version of the Master Plan will be presented to the Planning Board for adoption, and then it will be published in all the usual places.*

Vice Chairman Richardson thanked members of the public by reading names of individuals and gave special thanks for their assistance in recent years. Vice Chairman Richardson continued by noting the Board had received over 160 comments regarding the Master Plan, and he addressed comments received and noted what modifications and/or changes were made to the specific elements.

Vice Chairman Richardson and Chairman Sandow noted the Master Plan and all associated elements will be up for adoption at the Board's next meeting on November 28, 2023.

**(9) Adjournment – The Regular Meeting was adjourned at 8:50 pm.**

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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*Videos of Planning Board meetings/hearings are available on the Township website at [www.longhillnj.gov](http://www.longhillnj.gov). 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.*