



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES;  
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## PLANNING BOARD MINUTES OF THE REGULAR MEETING / HEARING February 27, 2024

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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 7:35 pm, Chairman Richardson 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: Don Richardson, Chairman                      Excused: Brendan Rae, Committeeman  
          Thomas Jones, Vice Chairman  
          Scott Lavender, Deputy Mayor  
          Theresa Dill  
          David Hands  
          Tom Malinousky  
          Tony Opalka  
          Dennis Sandow  
          Debra Coonce, Board Secretary  
          Chris Sobieski, Esq., Board Attorney  
          Joseph Vuich, Board Engineer  
          Elizabeth Leheny, Board Planner
  
- (7) **Meeting Minutes** –  
The Meeting Minutes of January 23, 2024 were carried to the Board’s next regular meeting.
  
- (8) **Resolution** –  
***Michael Portera / Application No. 23-11P***  
During discussion, the Board discussed minor language changes to the resolution and conditions of approval. The resolution was carried to the Board’s next meeting scheduled for March 12, 2024.

(9) **Applications** –

***Extension Request***

Blocks 12301 & 10100 / Lots 1 & 7.01 / Zone LI-1/MU-O  
50 Division Avenue  
Application No. 19-13P  
PRISM Millington, LLC

Upon motion made by Vice Chairman Jones and seconded by Mr. Hands, the resolution/extension request was memorialized by the unanimous votes of Vice Chairman Jones, Mr. Hands, Deputy Mayor Lavender, Ms. Dill, Mr. Malinousky, Mr. Opalka and Mr. Sandow; they being all members present and eligible to vote. Chairman Richardson recused himself from the vote.

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***Extension Request***

Block 13509 / Lot 17 & 38 / Zone R-4  
17 & 23 Gates Avenue  
Application No. 21-26P  
G2 Development Group, LLC / Victor T. Verlezza

Fredrick Zelle, Esq. appeared on behalf of the Applicant.

Upon motion made by Vice Chairman Jones and seconded by Mr. Sandow, the resolution/extension request was memorialized by the unanimous votes of Vice Chairman Jones, Mr. Sandow, Ms. Dill, Mr. Hands, Mr. Malinousky, Mr. Opalka and Chairman Richardson; they being all members present and eligible to vote. Deputy Mayor Lavender recused himself from the vote.

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***Minor Subdivision / Lot Line Adjustment***

Block 12806 / Lots 21 & 6.02 / Zone R-2  
57 Dogwood Terrace & 66 Carlton Road  
Application No. 23-10P  
Jaime Colon & Karilyn Benabe

Applicant proposes a lot line adjustment within two (2) single family lots.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

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

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

Bill Hollows, as Engineer  
Ann Doyle, as Applicant

Copies of the previous subdivision resolution were distributed to the Board and marked as Exhibit A-1.

A colorized version of the site plan/subdivision plan was submitted and marked as Exhibit A-2.

Members of the public with questions for the Applicant:

Rachelle Welt, of Millington

Upon motion made by Mr. Sandow and seconded by Mr. Hands, the application was approved with conditions subject to a memorializing resolution by the votes of Mr. Sandow, Mr. Hands, Deputy Mayor Lavender, Ms. Dill, Mr. Malinousky, Mr. Opalka, Vice Chairman Jones and Chairman Richardson; they being all members present and eligible to vote.

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(10) **Committee Assignments**

Chairman Richardson noted he has been in discussion with the Board and members have volunteered as follows:

- Site Plan Review – Chair will be Mr. Malinousky working with Mr. Opalka.
- Pre-Application Review – Chair will be Mr. Malinousky working with Mr. Opalka.
- Ordinance – Chair will be Vice Chairman Jones working with Ms. Dill and Mr. Hands.
- Standard Operating Procedures – Chair will be Mr. Sandow.
- Prism Adjustments – Vice Chairman Jones

Additionally Chairman Richardson noted he has requested Committeeman Rae and Deputy Mayor Lavender be available to assist in areas where necessary or for feedback from the Township Committee when required. Lastly, the Chairman noted the various committees will be developing a set of priorities and game plans for moving forward in those areas to be reported back to the Board at a future meeting.

(11) **Old Business / New Business** – None.

(12) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:51 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator