



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD MINUTES OF THE MEETING October 27, 2015

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.

At 7:30 pm, Chairman Pfeil made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Cell Phones & Pagers**

- (4) **Pledge of Allegiance** – Recited by all in attendance.
- (5) **Roll Call** – Board Planner Kevin O'Brien called the roll:

Present: Chairman Alan Pfeil
Mayor Brendan Rae
Vice Chairman Charles Arentowicz
Gregory Aroneo
David Hands
Ashish Moholkar
Committeeman Guy Piserchia
Guy Roshto
Timothy Wallisch
Daniel Bernstein, Board Attorney
Thomas Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

Absent/Excused: Cynthia Kiefer, Board Secretary

- (6) **Executive Session** –
Attorney Bernstein noted the Board would be going into Executive Session to discuss litigation and attorney/client privilege. Upon motion made and seconded, the Board went into Executive Session at 7:34 pm.
- (7) **Public Questions or Comment Period** – No members of the public were present for the meeting.

Chairman Pfeil noted for future meetings he would like to add a section to the agenda for the Township Committee to provide updates when necessary.

Committeeman Piserchia informed the Board that at the Committee's next meeting, there would be two items for discussion:

- 1) The Committee will be starting a discussion regarding the possibility of reviewing the Thermo Plastics site on Valley Road as a property in need of redevelopment.
- 2) The Committee will be discussing the pros and cons of having one combined Land Use Board rather than two separate Boards.

Board Planner O'Brien explained the process of a Township deeming a property in need of redevelopment by noting that the Planning Board and Committee authorize a study to look at the area, and if it is deemed as such the governing body may contract with a redeveloper once a plan is adopted by both the Planning Board and governing body.

(8) Permanent Sign Ordinance

Members of the Board were missing copies of the current proposed ordinance; current draft will be reviewed at the Board's next regular meeting.

(9) Downtown Valley Commercial District (B-D) Ordinance

Board Planner O'Brien reviewed the current proposed changes. After a lengthy discussion, the Board agreed to continue the review at the next regular meeting.

Mr. Roshto noted an additional revision required for section 111 of the Land Use Ordinance. The definition of the Administrative Officer should be changed to the title of Planning & Zoning Coordinator. Upon motion made and seconded, the Board unanimously agreed to forward the changes to the Township Committee for their consideration.

(10) Through Lots Ordinance

Chairman Pfeil recused himself from the discussion.

Board Planner O'Brien stated the concept for review of this section of the ordinance came from the Zoning Board's Annual report as a recommendation. The Zoning Board noted that for through lots, property owners should be allowed to designate a rear or side yard in order to place an accessory structure on the property without requiring a variance.

After further discussion, and upon motion made and seconded, the discussion was carried to the Board's next regular meeting.

- (11) Adjournment** – The Regular Meeting was adjourned after an hour and thirty-two minutes once the Board returned from Executive Session. No exact time was noted, nor is video available to confirm an exact time.

Respectfully submitted,

Debra Coonce
Planning & Zoning Coordinator
(As of December 4, 2017)