



TOWNSHIP OF LONG HILL

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

TOWNSHIP OFFICES
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

PLANNING BOARD MINUTES OF THE MEETING April 10, 2018

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 7:35 pm, Acting Chairman Hands made the following announcements:

- 1) **Call to Order and Statement of Compliance**
- 2) **Meeting Cut-Off**
- 3) **Electronic Devices**

- 4) **Pledge of Allegiance** – Recited by all in attendance.

- 5) **Roll Call** – Secretary Coonce called the roll:

Present:	Alan Pfeil, Chairman	Excused:	Brendan Rae, Committeeman
	David Hands, Vice Chairman		Don Richardson
	Guy Piserchia, Mayor		
	John Falvey		
	Thomas Jones		
	Tom Malinousky		
	Dennis Sandow		
	Jolanta Maziarz, Esq., Board Attorney		
	Debra Coonce, Board Secretary		
	Tom Lemanowicz, Board Engineer		
	Kevin O'Brien, Board Planner		
	Jessica Caldwell, Township Planner		

- 6) **Executive Session** – None.

- 7) **Old Business (2:10 on meeting video)**
Board Attorney Maziarz gave a statement of explanation to the Board Members and public regarding the history of the Mt. Laurel Settlement agreement legal matters, as well as the responsibilities of the Township of Long Hill Committee and Planning Board.

Items for final review and memorialization as per the Fair Share Housing Settlement Agreement:

- a. Housing Element and Fair Share Plan of the Master Plan
- b. Land Use Section §122.12 R-MF 4 – Multi Family Residence Zone 4
- c. Land Use Section §122.13 RAHO – Redevelopment Affordable Housing Overlay Zone
- d. Land Use Section §122.14 R-MF 4 O – Multi Family Residential 4 Overlay Zone
- e. Land Use Section §122.15 MU-O – Mixed Use Overlay Zone

Board Planner Kevin O'Brien was sworn in to provide testimony.

Board Planner O'Brien gave a statement to the Board Members and public regarding the Housing Element as well as the proposed zoning ordinances 122.12 through 122.15. Upon discussion, minor updates/revision were proposed as amendments for the final documents.

Township Planner Jessica Caldwell was sworn in to provide testimony.

Township Planner Caldwell gave a statement to the Board Members and public regarding the Fair Share Plan.

Members of the Public with questions or statements for the Board:

Charles "Chuck" Arentowicz, of Millington
Kathy O'Leary, of Millington
Jennifer Miguel, of Millington
Sharon Cerchiaro, of Stirling
Joe Ferrandino, of Stirling
John Bangs, of Millington

During discussion, members of the public questioned Member Richardson's involvement with the rezoning of the TIFA/Prism site location, as it has been confirmed the environmental agency firm he works for has done work for the location and current or previous owner of the property. Board Attorney Maziarz stated that at such point in the future when a developer is ready to submit an application for development to the Planning Board, then Member Richardson will recuse himself due to the conflict of interest. Township Planner Caldwell confirmed that Member Richardson did not have any involvement in the matter of property selection for the Fair Share Housing Settlement Agreement.

Upon motion made by Mr. Sandow and seconded by Mr. Jones, the Board approved the Housing Element and Fair Share Plan of the Master Plan as amended by the unanimous votes of Mr. Sandow, Mr. Jones, Mayor Piserchia, Mr. Falvey, Mr. Malinousky, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

Upon motion made by Vice Chairman Hands and seconded by Mr. Jones, the Board approved the proposed rezoning ordinances 122.12 through 122.15 as amended by the unanimous votes of Vice Chairman Hands, Mr. Jones, Mayor Piserchia, Mr. Falvey, Mr. Malinousky, Mr. Sandow and Chairman Pfeil; they being all of the Members present and eligible to vote.

- 8) **Committee Reports** – (1:38:30 on meeting video)
Vice Chairman Hands gave a brief statement noting that the Master Plan Committee will once again begin reviewing additional elements that are in need of updating.
- 9) **Public Questions / Comment Period** – No additional questions or comments from members of the public.
- 10) **Adjournment** – The Regular Meeting was adjourned at 9:18 pm.

Respectfully submitted,

Debra Coonce

Planning Board Secretary
Planning & Zoning Coordinator

Video and/or recordings of the meeting(s) are available via the Township website at www.longhillnj.gov or by OPRA (Open Public Meetings Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.