



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

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**PLANNING BOARD**  
**MINUTES OF THE MEETING/HEARING**  
**November 10, 2020**

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The Long Hill Planning Board met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

*At 7:31 pm, Chairman Hands made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance
- (5) **Roll Call** – Board Secretary Coonce called the roll:

Present: David Hands, Chairman  
Thomas Jones, Vice Chairman  
Brendan Rae, Mayor  
Victor Verlezza, Committeeman \*  
John Falvey  
Tom Malinousky  
Alan Pfeil  
Dennis Sandow  
Debra Coonce, Board Secretary  
Jolanta Maziarz, Esq., Board Attorney  
Mike Lanzafama, Board Engineer  
Elizabeth Leheny, Board Planner

Recused: Don Richardson

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

In Vice Chairman Jones made a special statement thanking all service Veterans and all who currently serve in the armed forces in support of our country and families commitment to our country

- (6) **Meeting Minutes** – Upon motion made and seconded, the Meeting Minutes of October 27, 2020 and October 29, 2020 were unanimously approved as amended.
  
- (7) **Resolution** – 2020-12-PB  
***Standard Procedures and Requirements for Public Comment & Testimony Made during Remote Board Meetings***

Board Attorney Maziarz discussed the guidelines put forth by the Department of Community Affairs (DCA) during the pandemic and current state of emergency as extended by the Governor. As the legal statutes of how we can hold remote public meetings continues to change and to evolve, it is mandatory that Boards adopt a resolution adhering to any/all current guidelines.

After discussion and upon motion made by Mr. Pfeil and seconded by Mr. Malinousky, the Board unanimously approved the resolution as amended by the votes of Mr. Pfeil, Mr. Malinousky, Mayor Rae, Committeeman Verlezza, Mr. Falvey, Mr. Sandow, Vice Chairman Jones and Chairman Hands; they being all members present and eligible to vote.

**(8) Application (7:58 pm)**

**Major Preliminary & Final Site Plan**

*(Continued from 6/9/2020, 6/23/2020, 7/14/2020, 7/28/2020, 8/18/2020, 9/8/2020, 9/22/2020, 10/13/2020 & 10/27/2020)*

Blocks 12301 / 10100 Lots 1 / 7.01 / Zone MU-O

50 Division Avenue

Application No. 19-13P

Prism Millington, LLC

Applicant proposes to construct fourteen 10-unit multi-family rental buildings containing 140 total units, an 1,800 SF community building and a 4,992 SF retail building and related site improvements.

Board Attorney Maziarz summarized the current state of the application as this is the ninth meeting for the Applicant.

Francis Regan, Esq. appeared on behalf of the Applicant and firmly objected to further testimony by any members of the public and to Mr. Kaufman continuing his objecting testimony.

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

Robert Fourniadis, as Applicant

Upon motion made and seconded, the Board rescinded their previous motion that testimony by members of the public had been completed. All members of the Board agreed they would like to hear further testimony to be provided by Mr. Kaufman, his objecting attorney and planner.

Rob Simon, Esq. appeared as an objecting attorney on behalf of William Kaufman, John & Emily Caputo, Christina & David Berquist and Pamela Ogens all residents of Millington.

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

William Kaufman, of Millington (remains sworn from previous hearing)

Michael Pessolano, as Professional Planner

***Public Exhibits submitted by William Kaufman:***

Exhibit WK-1A – Proposed alternate elevation design

Exhibit WK-1B – Proposed alternate site plan design showing neighborhood context

Exhibit WK-2 – Proposed alternate site plan design comparison

Exhibit WK-3A – Proposed Stonehouse Road comparison

Exhibit WK-3B – Proposed Division Ave comparison

Exhibit WK-4A – Proposed aerial rendering from the North

Exhibit WK-5A – Proposed alternate site plan design

***The Board was in recess from 9:08 pm to 9:19 pm.***

Board Engineer Lanzafama and Board Planner Leheny remain sworn in to testify on behalf of the Township.

No members of the public had questions for Mr. Kaufman after his testimony.

Planner Michael Pessolano will appear at the next scheduled hearing to answer any questions from the Board, Applicant and members of the public.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to November 24, 2020 with no further notice required by the Applicant.

**(9) New Business**

- a.) **Township Committee** – Nothing to report at this time.
- b.) **Pre-Application Review Committee** – Nothing to report at this time.
- c.) **Ordinance Review Committee** – Nothing to report at this time.
- d.) **Standard Operating Procedures** – Nothing to report at this time.
- e.) **Master Plan Committee** – Continues with another Special Meeting scheduled for 11/19/2020.
- f.) **Update and/or Information from Board Secretary** – Nothing to report at this time.

**(10) Adjournment** – The Meeting/Hearing was adjourned at 10:29 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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**BOARD PROCEDURAL NOTES:**

- (1) *Except for quasi-judicial hearings on land development applications or other public hearings, in addition to making public comments at any remote public meeting, the Board, in advance of the remote meeting shall allow public comments to be submitted via email with the subject line “Public Comment - Long Hill Township Planning Board Meeting Date \_\_\_\_\_” to the Board Secretary at pzcoord@longhillnj.gov or in written letter form to the Township of Long Hill, Attn: Planning/Zoning Coordinator, 915 Valley Road, Gillette, NJ 07933. E-mailed comments must be received at least 8 hours prior to the meeting. Mailed comments must be received 12:00 PM the day before the meeting.*
- (2) *Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.*