



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

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PLANNING BOARD
MINUTES OF THE REGULAR MEETING/HEARING
September 28, 2021

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

At 7:31 pm, Chairman Sandow 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) **Pledge of Allegiance** – Recited by all in attendance at the beginning of the meeting.

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

Present: Dennis Sandow, Chairman
Thomas Jones, Vice Chairman
Brendan Rae, Deputy Mayor
Victor Verlezza, Committeeman
Theresa Dill
David Hands
Tom Malinousky
Alan Pfeil
Don Richardson
Debra Coonce, Board Secretary
Elizabeth Leheny, Board Planner

Excused: Paul Ferriero, Township Engineer
Steve Warner, Esq., Board Attorney

(6) **Application**

Preliminary & Final Major Site Plan

(Carried from 3/23/21, 4/27/21, 6/22/21, 8/10/21 – to be carried to 10/26/21)

Block 10801 / Lot 3 / Zone R-MF-4

621 Valley Road

Application No. 2020-07P

Elite Properties at Long Hill, LLC

Applicant proposes to construct a multi-family residential building and related improvements. The residential building will consist of 62 units, 9 of which are proposed to be reserved for affordable housing.

Upon agreement and upon motion made and seconded, the application was carried to 10/26/21 with no further notice required by the Applicant.

(7) **Meeting Minutes** – Minutes of August 10, 2021, August 17, 2021 and September 14, 2021 were carried to the Board’s next regular scheduled meeting.

(8) **Appointment of Request for Proposal (RFP) Committees** (7:40 pm)

Chairman Sandow stated as the Boards have received a resignation notice from the Board Engineers Casey & Keller, the Boards will need to notice an RFP for the position beginning in 2022. Chairman Sandow further stated he requested Mr. Malinousky and Mr. Richardson represent the RFP Committee for the Planning Board, as Chairman Gerech of the Zoning Board will be chairing the Board engineer review committee. Mr. Malinousky and Mr. Richardson agreed.

Chairman Sandow stated as Mr. Richardson had previously been on the RFP committee for the position of Board attorney, the Board will need a new volunteer to replace him. Vice Chairman Jones volunteered and was accepted.

Secretary Coonce clarified the RFP Committees:

Board Attorney RFP Committee – Deputy Mayor Rae, Vice Chairman Jones and Chaired by Ms. Dill

Board Engineer RFP Committee – Mr. Malinousky and Mr. Richardson

(9) **Master Plan Discussion** (7:57 pm)

Chairman Sandow noted the discussion will be based upon the review document distributed by Mr. Hands regarding the Downtown Stirling / Main Ave / B-1-5 zone and the ultimate “end game” as to what the community will want the area to look like within the next 10-20 years, and how the Board can communicate that information in the final Master Plan element.

Mr. Hands discussed the review document he distributed, and Board members joined the discussion and shared their thoughts and opinions.

(10) **Committee Reports** (9:20 pm)

Chairman Sandow stated the PARC reviewed a proposed subdivision of a property on Old Forge Road that will likely be submitted as an application for development within the next several months.

(11) **Old/New Business** – None.

(12) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:27 pm.

Respectfully submitted,



Debra Coonce

Planning Board Secretary

Planning & Zoning Coordinator