



**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 AGENDA**  
**October 11, 2022**

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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 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) **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: Dennis Sandow, Chairman      Absent/Excused: Brendan Rae, Committeeman  
Don Richardson, Vice Chairman      Victor Verlezza, Committeeman  
Theresa Dill      Tom Malinousky  
David Hands  
Thomas Jones  
Alan Pfeil  
Debra Coonce, Board Secretary  
Matt Flynn, Esq., Board Attorney  
Samantha Anello, Board Engineer  
Elizabeth Leheny, Board Planner
  
- (7) **Application** –  
***Minor Site Plan***  
Block 11511/ Lot 32 / Zone B-1-5  
285 Main Avenue  
Application No. 22-09P  
**285 Main Avenue LLC**  
Applicant proposes to install a masonry accessibility ramp to replace the existing stoop in the front of the building to enable and/or disabled patients to enter the building via the main front entrance.  
  
Frederick Zellej, Esq. appeared on behalf of the Applicant.

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

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

Dr. Bridget Lang, as Applicant/Owner

Robert Coletta, as Architect

No members of the public were present with questions or comments for the Applicant.

During discussion, the Board thanked the Applicant and professionals for a well-presented application and felt the benefits of the proposed accessibility ramp outweigh any detriments.

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

**(8) Board Discussion (8:18)**

***Short Term Rentals***

Recently the Township received a complaint regarding a private residence listed on Airbnb as a short-term rental causing issues within a neighborhood. As the Township does not currently have any ordinances or registration requirements that address this issue, the Township Committee asked the Board to discuss the possibility of a new ordinance and what that would entail. Board Planner Leheny noted it becomes a policy decision of the Township as to how to run, administer and enforce such a scenario on private property. Members of the Board questioned if it would fall under the Master Plan and/or Land Use vs. being a function of the General Code thus enforceable by the Police rather than the Zoning department. The Board agreed they do not want to see an outright ban but there should be established parameters in which to abide by.

Board Planner Leheny stated she would put together a general statement with the thoughts from the Board to be reviewed at a future meeting.

***Outdoor Noise Ordinance 499-22 – Continued Discussion***

Mr. Jones looked into the current ordinances with regard to noise in the code books. After some discussion, the Board agreed to carry the matter to the next regular meeting scheduled on October 25, 2022.

***The Board was in recess from 9:17 pm to 9:25 pm.***

***Old Business – Ordinance 496-22 / Additional Residential Uses in the Valley Business Zone***

Mr. Hands stated there remain concerns about the ordinance and it should be looked at in further detail, especially with the proposed height for the zone. During discussion, the Board agreed to have Board Planner Leheny draft another letter to the Township Committee requesting they refrain from adopting the proposed ordinance in its entirety or alternatively remove section 7. LU 131 (17) so that the current heights permitted in the B-D zone continue to apply for all uses in the zone including those permitted in the proposed ordinance.

Upon motion made by Mr. Pfeil and seconded by Mr. Hands, the Board agreed to have Board Planner Leheny revised the previous memorandum regarding Ordinance 496-22 and resubmit to the Township Committee (revision below) by the votes of Mr. Pfeil, Mr. Hands, Ms. Dill, Mr. Jones and Vice Chairman Richardson; they being all members present and eligible to vote. Chairman Sandow voted against the motion.

The Planning Board finds that Ordinance #496-22 (the “Proposed Ordinance”) is not consistent with the Master Plan. The details of this finding were conveyed to you in a letter dated September 13, 2022. In that letter the Board recommended the Township Committee adopt the Proposed Ordinance with the stipulation that any reference to “extended stay hotels” be removed. However, upon further consideration of the Proposed Ordinance at its October 11, 2022, meeting, the Planning Board wishes to **supplement** its previous recommendation to the Township Committee. The Board continues to find that **Ordinance No. 496-22 is inconsistent with the Township’s Master Plan** for all the reasons outlined in the September 13, 2022, letter. However, the Board is concerned with the provision in the Proposed Ordinance pertaining to height, specifically Section 7. LU 131 (17) which states:

*“(17) For assisted living facilities, continuing care residential communities, nursing homes, and mixed uses, increase the maximum height to 3/45. For buildings with in-building ground level parking, increase the maximum height to 4/55”*

The Board finds that the proposed height of four (4) stories or fifty-five (55) feet is too high to be permitted for the entirety of the B-D Downtown Valley Commercial Zone along Valley Road. As such, the Board wishes to **supplement** its previous recommendation by respectfully requesting the Township Committee refrain from adopting the Proposed Ordinance in its entirety at this time or, alternatively, remove Section 7. LU 131 (17) so that the current heights permitted in the B-D zone continue to apply for all uses in the zone including those permitted in the Proposed Ordinance.

(9) **Committee Reports** – None; items listed on agenda were covered above.

(10) **Master Plan Discussion** (9:57)

The Board continued the discussion of draft elements of the Master Plan provided by the Master Plan Committee. The discussion will be continued at a regular meeting to be determined.

**Additional Business**

Mr. Jones requested the Board revisit the Zoom/hybrid component during meetings for both the public and for Board members. Chairman Sandow suggest the discussion be tabled until such time that a new audio/visual system be implemented to assure no future issues would be a factor.

(11) **Meeting Minutes** – The minutes from 9/27/22 were carried to the Board’s next regular meeting.

(12) **Application Schedule** – No discussion.

(13) **Other Committee Reports** – None.

(14) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:37 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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*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.*

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