



**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 AGENDA**  
**February 14, 2023**

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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 7:31 pm, Chairman Sandow called the meeting to order and 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) **Membership Statement** –

Chairman Sandow noted pursuant to the Township Committee meeting held on February 8, 2023, Committeeman Verlezza has resigned from the Planning Board. Mayor Scott Lavender will be sworn in as the Board's Class I member, and Committeeman Brendan Rae will be re-sworn as the Class III member at the Board's next meeting scheduled for February 28, 2023.

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

Present:	Dennis Sandow, Chairman	Recused: Scott Lavender, Mayor
	Don Richardson, Vice Chairman	Brendan Rae, Committeeman
	Theresa Dill	
	David Hands	
	Thomas Jones	
	Tom Malinousky	
	Alan Pfeil	
	Debra Coonce, Board Secretary	
	Steven Warner, Esq., Board Attorney	
	Christopher Sobieski, Esq., Board Attorney	
	Samantha Anello, Board Engineer	
	Elizabeth Leheny, Board Planner	

(8) **Application** –

***Major Subdivision (Continued from 9/13/22 & 10/25/22)***  
Block 13509 / Lots 17 & 38 / Zone R-4  
17 & 23 Gates Avenue  
Application No. 21-26P  
**G2 Development Group, LLC**

Application has been amended; Applicant proposes a lot line adjustment/subdivision of the two (2) existing lots.

James Forest, Esq. appeared on behalf of the Applicant.

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

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

Matthew Seckler, as Engineer and Planner

An aerial showing the proposed homes within the 2 proposed lots was submitted and marked as Exhibit A-4.

Members of the public with questions for the Applicant and/or that were sworn in to give comments regarding the application:

Jessica Alaan, of Gillette  
Paul White, of Gillette  
Linda Gavin, of Gillette  
Phillip Spatz, of Gillette  
Charles Arentowicz, of Millington  
Robert Coletta, of Berkley Heights  
William Zurawlow, of Gillette  
John O'Conner, of Gillette

***The Board was in recess from 9:22 pm to 9:29 pm.***

***Upon motion made and seconded, the Board unanimously agreed to extend the meeting/hearing to 10:45 pm.***

During discussion, the Board agreed the lots within the neighborhood are undersized/existing non-conforming thus the proposed two (2) lots will have no detriment, rather they will be an improvement vs. what is existing and will complete the neighborhood. Further, the Board was appreciative the Applicant has taken considerable time and effort to meet the concerns of the surrounding neighbors, and together with both the Board Engineer and Township Engineer the Board feels confident that any water/drainage issues will be remedied.

***Upon motion made and seconded, the Board unanimously agreed to extend the meeting/hearing to 11:00 pm.***

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

(9) **Application List** – No discussion.

(10) **Meeting Minutes**

The Meeting Minutes of November 22, 2022, December 13, 2022, January 10, 2023 and January 24, 2023 were carried to the Board's next regular meeting.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:42 pm.

Respectfully submitted,



Debra Coonce  
Planning Board Secretary  
Planning & Zoning Coordinator

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Videos of Planning Board meetings/hearings are available on the Township website at [www.longhillnj.gov](http://www.longhillnj.gov). 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.