



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 October 24, 2023

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 7:32 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 Excused: Scott Lavender, Mayor
 Don Richardson, Vice Chairman Alan Pfeil
 Brendan Rae, Committeeman
 Theresa Dill
 David Hands
 Thomas Jones
 Tom Malinousky
 Debra Coonce, Board Secretary
 Steven Warner, Esq., Board Attorney
 Joseph Vuich, Board Engineer
 Elizabeth Leheny, Board Planner

(7) **Application**

Minor Subdivision

Block 12702 / Lot 45 / Zone R-3

162 Basking Ridge Road

Application No. 23-09P

Robert E. & Eva Nies

Applicant proposes to subdivide the lot into two (2) lots for single family homes.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Board Engineer Vuich 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:

Robert Nies, as Applicant
William Hollows, as Engineer

A color rendering of the proposed subdivision was submitted and marked as Exhibit A-1.

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

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

(8) Meeting Minutes

The Meeting Minutes of September 12, 2023, September 26, 2023 and October 10, 2023 were carried to the Board's next regular scheduled meeting.

(9) Master Plan Consistency Review – Ordinance #528-23

AN ORDINANCE AMENDING SECTION 146 OF THE LAND USE ORDINANCE TO INCLUDE REQUIREMENTS FOR MAINTENANCE AND REPAIR OF STORMWATER MANAGEMENT SYSTEMS

Board Engineer Vuich summarized the two (2) sections of the ordinance as clarification for the Board.

Upon motion made by Committeeman Rae and seconded by Vice Chairman Richardson, the Board unanimously agreed proposed Ordinance #528-23 is not inconsistent with the Master Plan. Board Secretary Coonce will prepare a letter of correspondence noting same addressed to the Township Clerk, Megan Phillips and the Township Committee.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 8:26 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at 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.