



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES;  
915 Valley Road  
Gillette, NJ 07933  
(908)647-8000  
FAX (908) 647-4150

---

## PLANNING BOARD MINUTES OF THE REGULAR MEETING / HEARING November 28, 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 7:31 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) **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: Brendan Rae, Committeeman  
              Don Richardson, Vice Chairman                Steven Warner, Esq., Board Attorney  
              Scott Lavender, Mayor  
              Theresa Dill  
              David Hands  
              Thomas Jones  
              Tom Malinousky  
              Alan Pfeil  
              Debra Coonce, Board Secretary  
              Matthew Flynn, Esq., Board Attorney  
              Elizabeth Leheny, Board Planner  
              Joseph Vuich, Board Engineer
  
- (7) **Meeting Minutes**  
The Meeting Minutes from September 12, 2023, September 26, 2023, October 10, 2023, October 24, 2023 & November 14, 2023 were carried to the Board's next regular meeting.
  
- (8) **Resolution**  
***Mario Parisi Subdivision / Application No. 23-07P***  
Upon motion made by Mr. Pfeil and seconded by Mr. Malinousky, the resolution was memorialized by the unanimous votes of Mr. Pfeil, Mr. Malinousky, Mayor Lavender, Ms. Dill, Vice Chairman Richardson and Chairman Sandow; they being all members present and eligible to vote.

(9) **Adoption of the Master Plan**

Chairman Sandow read the following statement:

*We're now going to proceed to the adoption of the master plan. We held a duly noticed public hearing and heard public comment on a draft version of the master plan on October 10<sup>th</sup>.*

*Since then, we have considered the public comment and have made solely clerical changes to the draft document, some of which changes were based upon suggestions from the public.*

*The draft of the master plan which is before the Board for consideration and a vote on adoption tonight is substantially identical to the draft which was the subject of the duly noticed public hearing on October 10, 2023.*

Chairman Sandow additionally noted the final version of the Master Plan and all associated elements will be posted on the website within the next couple days.

Upon motion made by Vice Chairman Richardson and seconded by Mr. Pfeil, the November 2023 Master Plan and all associated elements was unanimously adopted by the votes of Vice Chairman Richardson, Mr. Pfeil, Mayor Lavender, Ms. Dill, Mr. Hands, Mr. Jones, Mr. Malinousky and Chairman Sandow; they being all members present and eligible to vote.

Chairman Sandow together with the Board expressed their gratitude towards Board Planner Leheny for all her work in assisting the Board with the completion of the Master Plan.

Member Jones additionally recognized all of the volunteers that assisted in this process, noting it has not been an easy process as it has been a 30 year document with several iterations. Member Hands agreed noting a special thanks to the many residents/volunteers that have assisted in the past several years has been included within the cover pages of the final draft.

Vice Chairman Richardson expressed gratitude to Chairman Sandow for his support and knowledge through the process.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 7:42 pm.

Respectfully submitted,



Debra Counce

Planning Board Secretary

Planning & Zoning Coordinator

---

*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.*