



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 April 9, 2024

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 7:30 pm, Chairman Richardson 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: Don Richardson, Chairman Excused: Brendan Rae, Committeeman
 Thomas Jones, Vice Chairman Theresa Dill
 Scott Lavender, Deputy Mayor David Hands
 Tom Malinousky Dennis Sandow
 Tony Opalka
 Debra Coonce, Board Secretary
 Steven Warner, Esq., Board Attorney
 Joseph Vuich, Board Engineer
 Elizabeth Leheny, Board Planner

- (7) **Meeting Minutes** –
Upon motion made and seconded, the Meeting Minutes of March 12, 2024 were accepted as presented.

- (8) **Resolution** –
Jaime Colon & Karilyn Benabe / Application No. 24-05P
Upon motion made by Deputy Mayor Lavender and seconded by Vice Chairman Jones, the resolution was memorialized by the unanimous votes of Deputy Mayor Lavender, Vice Chairman Jones, Mr. Malinousky, Mr. Opalka and Chairman Richardson; they being all members present and eligible to vote.

(9) **Applications** –

Minor Subdivision / Lot Line Adjustment

Block 13101 / Lots 15, 44 & 50 / Zone R-4/R-2
20 & 32 Pine Street (Lot 15 has no street address)
Application No. 25-05P

Falzarano Family Trust, Peter A. Falzarano & Lori Ann Rozmerski

Applicant proposes to eliminate the land locked parcel (lot 15) and merge portions of the lot with the existing lots on Pine Street.

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 sworn in to offer testimony on behalf of the Applicant:

Bill Hollows, as Engineer
Kristin Weaver, as Applicant

A colorized version of the site plan/subdivision plan 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 Deputy Mayor Lavender and seconded by Mr. Opalka, the application was approved with conditions subject to a memorializing resolution by the votes of Deputy Mayor Lavender, Mr. Opalka, Mr. Malinousky, Vice Chairman Jones and Chairman Richardson; they being all members present and eligible to vote.

(10) **Old Business / New Business** –

Vice Chairman Jones gave the Board an update on his meeting with the Open Space Committee.

Chairman Richardson and Vice Chairman Jones noted the Zoning Map is a current priority of the Ordinance Committee, and Vice Chairman Jones additionally noted he will be presenting the Board with a list of recommendations from the Master Plan and how the Board can incorporate those into updating the Land Use Ordinances at the next meeting.

Mr. Malinousky noted he spoke with Board Secretary Coonce regarding the Site Plan Committee; Board Secretary Coonce will keep in contact with the committee in order to schedule meetings with new applications when required.

Chairman Richardson noted Mr. Sandow will provide an update on the Standard Operating Procedures (SPO) at the next meeting.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:15 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.