

## MINUTES

MARCH 16, 2016

MASTER PLAN COMMITTEE

LONG HILL TOWNSHIP

### CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Chairman, Dr. Behr, called the meeting to order at 7:35 P.M.

**PRESENT:** Mr. Fast, Mr. Hands, Mr. Mehler, Dr. Rae, Mr. Richardson, Mr. Sandow, Mr. Pfeil (Planning Board Chairman), Chairman Behr, Kevin O'Brien (Planning & Zoning Board Planner), Cyndi Kiefer (Planning & Zoning Board Coordinator).

### OLD BUSINESS

- Recreation Element - Mr. Hand met with the Open Space Advisory Committee in reference to the discussion of trails in both the Recreation Element and the Open Space Element. The Open Space Advisory Committee had no issues with that.
- Mr. Hands asked, after the Master Plan was issued, if the elements would be revised as conditions changed. The MPC suggested that a recommendation be placed in the Master Plan that, annually, the Planning Board will ask the groups of its choice for status reports. Mr. Richardson motioned, Dr. Rae seconded and by a show of hands, the recommendation was approved.
- David Vreeland, 397 Elm Street, Stirling, asked the MPC if there would be a budget for trail maintenance. He pointed out an area on one trail that he felt was dangerous and in need of repair. Dr. Rae volunteered to bring that to the attention of the Township Committee.
- Resident Survey - The MPC discussed the "demographics" section at the beginning of the survey, specifically the question regarding commuting. By a show of hands, it was decided to remove the phrase "more than 5 miles." The members felt it was more important to see what form of transportation was used regardless of the distance. There was no comment from the public.
- Section I – no changes made.
- Section II:
  - *Item 19* was modified to read, "Ensure that new commercial development is architecturally consistent with Long Hill's residential character." Lynne Vreeland, 397 Elm Street, Stirling, commented that she liked the item as revised and felt that it should remain in the survey.
  - *Item 22* was modified to read, "Provide more active recreational facilities such as tennis courts, basketball courts, etc."
  - In *Item 23*, "river activities" was added to the examples.
  - There was discussion as to whether or not to remove *Item 24*. Concern was expressed that the data generated might be used elsewhere. By a show of hands, it was decided that the item should remain in the survey.
- Section III:
  - There was discussion as to whether to remove *Items 28 and 29* because there was disagreement as to whether these were emerging, current or cyclical trends. By a show of hands, it was decided that the items should be deleted from the survey. The public had no comment.
  - Dr. Rae felt that the data generated by *Item 34* could be used to support residential uses on the TIFA property. Other members then questioned several of the other items. Mr. Richardson felt the survey in general was too long.
  - Chairman Behr asked if the entire section should be deleted. Mr. Sandow motioned that the MPC allow the section to be revised by Chairman Behr based on the comments heard. Mr. Pfeil seconded. A **Roll Call Vote** was taken. Those in Favor: Mr. Fast, Mr. Hands, Mr. Sandow, Mr. Pfeil, Chairman Behr. Those Opposed: Mr. Mehler, Dr. Rae, Mr. Richardson. The motion was approved by a vote of 5-3.
- Schedule of Remaining Master Plan Elements
  - Introduction – Ready to present to the MPC
  - Land Use – Basically finished. Stirling, Millington, split lots remain open

- Housing – Mr. O'Brien reported that the Planning Board would review the element at its March 22<sup>nd</sup> meeting, accept it and send it to the Township Committee. Once accepted there it would go to Judge Hansberry for review.
  - Circulation – Mr. Sandow confirmed that he would have a draft prepared by the next meeting.
  - Utility – Mr. O'Brien stated that it would be ready when needed.
  - Recreation – Mr. Hands confirmed that the element was completed.
  - Conservation – Mr. Richardson said that he would have a draft completed by April 20, 2016.
  - Community Facilities – Mr. Mehler said that it would be ready by the first meeting in May.
  - Open Space – Mr. Hands reported that it was almost done.
  - Historic – Mr. Fast stated that he would have a draft ready in six (6) weeks.
- Chairman Behr discussed the Planning Board's schedule with Planning Board Chairman Pfeil and Ms. Kiefer and suggested that the MPC continue to monitor the PB's schedule to decide when to start presenting the element to the PB.
  - Articles for the MPC website - Chairman Behr asked for volunteers to write articles approximately 500-750 words long. Mr. Hands and Mr. Richardson volunteered.
  - Mr. Sandow stated that he had all the maps that had been produced by Guy Roshto, previous MPC Chairman, and volunteered to put them on CD's for distribution.

Mr. Pfeil motioned, Dr. Rae seconded and by Voice Vote, the meeting was adjourned at 9:40 p.m.

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Cyndi Kiefer  
Planning & Zoning Coordinator

Date: \_\_\_\_\_