



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD MINUTES OF THE MEETING February 9, 2016

The Long Hill Planning Board met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

At 7:31 pm, Vice Chairman Hands made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Cell Phones & Pagers**

- (4) **Pledge of Allegiance** – Recited by all in attendance.

- (5) **Roll Call** – Planning & Zoning Coordinator Kiefer called the roll:

Present:	Vice Chairman David Hands Patrick Jones Tom Malinousky Ashish Moholkar Michael Pudlak Committeeman Brendan Rae Dennis Sandow Cynthia Kiefer, P&Z Coordinator Thomas Lemanowicz, Board Engineer Kevin O'Brien, Board Planner	Absent/Excused:	Chairman Alan Pfeil Gregory Aroneo Daniel Bernstein, Board Attorney
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- (6) **Executive Session** – None.

- (7) **Public Questions or Comment Period** – None.

- (8) **Ordinance Subcommittee Report** – Moved to after item #10 on the agenda.

- (9) **Ordinance #376-16**
“An Ordinance adopting amendments to the Township Land Use Ordinance as recommended by the Planning Board with respect to Through Lots and supplementing and amending Section 133 of the Township Land Use Ordinance (1996) entitled *Yard and Building Requirements*”

Board Planner O'Brien reviewed the Through Lots Ordinance reminding the Board the suggestion for revision came from the Zoning Board's annual report.

The Board had further discussion regarding the illustrations that were provided with the proposed ordinance to the Township Committee, as they were not included in the final draft of the ordinance that was read. Mr. Sandow noted the illustrations should be handled and used administratively as advisory documents only.

Upon motion made by Mr. Sandow and seconded by Committeeman Rae, the Board unanimously agreed the ordinance is not inconsistent with the Master Plan.

(10) **Ordinance #TBD-16**

“An Ordinance adopting amendments to the Permanent Sign Regulations in the Township Land Use Ordinance as recommended by the Planning Board and Amending Section 155 of the township Code entitled *Signs*”

Board Planner O’Brien reminded the Board the current draft was created by the Ordinance Subcommittee and Master Plan Committee and referred to the Township Committee in December, 2015. Upon initial review, the Township Committee made several comments and suggestions for revisions, and sent the proposed ordinance back to the Planning Board for further work. Mr. O’Brien had a discussion with John (Jack) Pigeon, the Township Attorney and revised the proposed ordinance as per the Township Committee’s suggestions.

After discussion, Mr. O’Brien noted the Ordinance Subcommittee would review further and submit the revised document to the Board at a later date.

Members of the public with questions for the Board – Dave Reland, of Stirling

(8) **Out of Agenda Order – Ordinance Subcommittee Report**

Board Planner O’Brien stated that upon initial review of the proposed Downtown Valley Commercial (B-D) District Ordinance the Township Committee had several comments and suggestions. The Ordinance Subcommittee is currently reviewing the revisions and will have a revised draft to the Board at a later date.

Board Planner O’Brien noted other areas of the Land Use Ordinance the subcommittee is currently reviewing to simplify certain processes for residents and businesses. Those areas include:

- 1) Commercial Generators – looking at conditions that would not require minor site plan approval.
- 2) Residential Sheds – possibility of not including the shed area calculations in the impervious coverage on the lots.
- 3) Ground Signs – possibility of being eligible for site plan waivers rather than being required to submit a minor site plan application.
- 4) Decks – reviewing requirements of impervious coverage.
- 5) Minor Site Plan Applications – reviewing the legality of if and when notices should be required.

Board Planner O’Brien finalized his report by noting the earliest possibility of having the draft ordinances for the Permanent Signs and the Downtown Valley Commercial (B-D) District back to the Board for review would be March.

(11) **Township Committee Report**

Committeeman Rae informed the Planning Board the Township Committee had passed a resolution to have the Planning Board prepare a report looking at specific properties in the Township to determine if they meet the criteria to be deemed as an area of redevelopment, and ultimately to be defined as properties of condemnation in a redevelopment zone. Committeeman Rae asked for the study to be completed and that a resolution be prepared to be submitted to the Township Committee by April 13, 2016.

After discussion, Board Planner O’Brien was asked and agreed to prepare a timeline required to complete this task; the timeline should be provided to the Board within the next month.

(12) **Adjournment** – The Regular Meeting was adjourned at 9:08 pm.

Respectfully submitted,

Debra Coonce
Planning & Zoning Coordinator
(As of December 4, 2017)