



# TOWNSHIP OF LONG HILL

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

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## PLANNING BOARD MINUTES OF THE MEETING February 23, 2016

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.

*At 7:30 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	Absent/Excused:	Chairman Alan Pfeil
	Patrick Jones		Gregory Aroneo
	Tom Malinousky		Michael Pudlak
	Ashish Moholkar		
	Committeeman Brendan Rae *		
	Dennis Sandow		
	Cynthia Kiefer, P&Z Coordinator		
	Daniel Bernstein, Board Attorney		
	Thomas Lemanowicz, Board Engineer		
	Kevin O'Brien, Board Planner		

\*Committeeman Rae joined the meeting at 7:34 pm.

- (6) **Executive Session** – None.
  
- (7) **Public Questions or Comment Period** – None.
  
- (8) **Application**

**Minor Site Plan / Development Permit (Continued from 1/26/16)**

Block 10502 / Lots 1 & 6

Block 10501 / Lot 1

1205 Valley Road

Application No. 15-05P

**Stirling Center Associates / David Voight**

Board Engineer Lemanowicz and Board Planner O'Brien remain sworn in to offer testimony on behalf of the Township.

Elliot Warm, Esq. appeared on behalf of the Applicant.

Witnesses that remain sworn in to offer testimony on behalf of the Applicant:

David Voight, Agent for Applicant

William Hollows, as Engineer

Salvatore Davino, as Owner/Applicant

Patrick Marqueta, as Architect

Lighting information was submitted and marked as Exhibit A-3.

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

During discussion, the Board was satisfied with all plan revisions provided by the Applicant. The Board further agreed that the benefits of the application outweigh any detriments and therefore they are in favor of the application.

Committeeman Rae confirmed he had watched/listened to the previous hearing on the application from 1/26/16.

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

**(9) Ordinance #378-16**

“An ordinance adopting amendments to the Township Land Use Ordinance as recommended by the Planning Board – Draft Checklist/Fee and Escrow Revisions”

Board Planner O'Brien reminded the Board of the revisions to be considered.

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

**(10) Proposed “Downtown Valley Commercial (BD) District” Ordinance**

Board Planner O'Brien stated the current draft has been revised as per the suggestions from the Township Committee. Mr. Sandow asked to carry the discussion to another meeting in order for the draft to be thoroughly cleaned up as the current draft with all notations is very hard to decipher. Mr. Sandow suggestions the document should appear in final format as it will be given to the Township Committee.

Vice Chairman Hands suggested a few areas to briefly review. After discussion, the Board agreed the Ordinance Subcommittee would be able to provide the Board with a clean copy of the final version for review prior to the Township Committee's meeting on March 23, 2016.

**(11) Township Committee Report**

Committeeman Rae noted that Board Planner O'Brien has a scheduled meeting this week with the Township Administrator and members of the Township Committee to discuss the requirements of preparing the Valley Road redevelopment study.

*Affordable Housing* – Board Planner O'Brien provided the Board with an update; the current deadline as per the court to submit a report is April 4, 2016. The Board will be provided with a draft report within the next couple meetings.

*Site Plan Waiver Committee* – P&Z Coordinator Kiefer stated the committee will be going to a site on Valley Road for an application of change in tenancy. Mr. Sandow noted it would be helpful to the Board if the Findings of Fact reports from the committee were provided to the Board for their information.

Upon further discussion, Vice Chairman Hands suggested that all committees and subcommittees be included on the Board's agenda once a month to provide updates to all Board members. P&Z Coordinator Kiefer agreed to add the items to the first meeting of each month.

**(12) Adjournment** – The Regular Meeting/Hearing was adjourned at 9:15 pm.

Respectfully submitted,

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