



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING November 8, 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 7:36 pm, Vice Chairman Hands made the following announcement:

- (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 Nancy Probst called the roll:

Present:	Chairman Alan Pfeil *	Absent/Excused:	Michael Pudlak
	Vice Chairman David Hands		Thomas Lemanowicz, Board Engineer
	Committeeman Brendan Rae		
	Gregory Aroneo		
	Patrick Jones		
	Tom Malinousky		
	Ashish Moholkar		
	Dennis Sandow		
	Nancy Probst, P&Z Coordinator		
	Daniel Bernstein, Board Attorney		
	Kevin O'Brien, Board Planner		

*Chairman Pfeil joined the meeting at 8:25 pm.

Vice Chairman Hands noted the meeting agenda will be slightly out of order; the Board will allow public discussion before entering into Executive Session.

- (6) **Minutes** – Minutes of September 13, 2016, October 11, 2016 and October 25, 2016 are carried to a future regular meeting.

(7) **Public Questions/Comment Period** – To be held at the end of the meeting prior to the Board entering into Executive Session if any members of the public have additional questions that are not covered in the discussion items of the agenda.

(8) **Application** (Out of Agenda Order)

Preliminary & Final Major Site Plan

Block 14602 / Lots 4.01 & 8

200-230 New Vernon Road

Application No. 16-06Z

Indoor Soccer

Upon request of the Applicant’s attorney and agreement of the Board, the application is carried to December 13, 2016 with no further notice required by the Applicant.

(9) **Ordinance Review – Township Ordinance #392-16**

An Ordinance concerning Valley Road Zoning and supplementing/amending various sections of the Township Land Use Ordinance, 1996 as previously supplemented and amended.

Vice Chairman Hands stated this was the clean final draft as agreed upon by both the Township Committee and the Planning Board after much discussion at both meetings.

Members of the public with questions or comments for the Board:

Charles Arentowicz, of Millington

After discussion and upon motion made and seconded, the Board agreed it is not inconsistent with the Master Plan and proposed one minor change to the Township Committee.

(11) **Discussion Items** – Land Use Element Draft (Out of Agenda Order)

Pursuant to a previous meeting wherein Prism gave the Township Committee a presentation with a possible proposal for development of the property on Division Avenue in Millington known as the TIFA site, the Township Committee tasked the Planning Board with preparing an ordinance for the potential development of the site. The Township Committee requested the Board prepare such an ordinance within 180 day timeframe.

Members of the public with questions or comments for the Board:

Karen Lister, of Millington

Charles Arentowicz, of Millington

John Bangs, of Millington

Ann Butler, of Millington

Neal Lorber, of Millington

Scott Jones, of Millington

Jack Kelly, of Millington

Narise Horris (sp), of Millington

Mike Smargiassi, of Millington

Igor Senedzhuk, of Millington

Tom O’Leary, of Millington

Scott Lavander, of Millington

Joe Hubert, of Millington

Walter Viegas, of Millington

Kim Familetti, of Millington

Jill Pozarek, of Millington

Jerry Aroneo, of Millington

John Collings, of Millington

Gino Misetti, of Stirling

Upon a lengthy discussion between members of the public and the Board members, the Board agreed that 180 day timeframe was not sufficient to prepare such an ordinance. Further, it was the opinion of the Board that the Land Use Element within the Master Plan be completed prior to any revisions of the Land Use Ordinance in order for the element to serve as a guide in preparation of any changes being added to the ordinance to accommodate future development on the TIFA site or other sites within the Township.

Upon motion made and seconded, the Board unanimously agreed to report back to the Township Committee they would be working on the Land Use Element of the Master Plan prior to any revisions being prepared for the Land Use Ordinance. The Board further agreed to notify the Township Committee that at such time the Land Use Element is adopted, the Board will then agree to the 120 day timeframe in which to prepare a draft Land Use Ordinance.

(7) **Public Questions/Comment Period** (Out of Agenda Order) – No further questions from the public.

(10) **Executive Session** (Out of Agenda Order)

Vice Chairman Hands stated the Board will go into Executive Session to discuss matters of litigation. Upon motion made and seconded, the Board unanimously agreed to enter into Executive Session at 10:04 pm.

As the Board also adjourned the Regular Meeting at 10:04 pm, the end of the Executive Session is unknown.

(12) **Committee Reports** – None.

(13) **New Business** – None.

(14) **Adjournment** – The Regular Meeting was adjourned at 10:04 pm.

Respectfully submitted,

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