



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 MEETING January 10, 2017

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

ORGANIZATIONAL MEETING:

Item numbers are out of order from original agenda.

- 1) At 7:29 pm, Planning Board Coordinator (PBC) Nancy Probst called the meeting to order.
- 2) Statement of Compliance read by PBC Nancy Probst.
- 3) **Pledge of Allegiance** – Recited by all in attendance.
- 4) **Roll Call** – PBC Nancy Probst called the roll:

Present: Mayor Cornel Schuler, Jr.
Dennis Sandow
Don Richardson
Committeeman Brendan Rae
Alan Pfeil
Ashish Moholkar
Tom Malinousky
David Hands
Patrick Jones
Nancy Probst, PBC
Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

- 5) **Oath of Office (7:31)**
The oath of office was administered by PBC Nancy Probst to new appointees Cornel Schuler (Class I) and Don Richardson (Class IV), and reappointed members Dennis Sandow (Class IV), Tom Malinousky (Class IV) and Patrick Jones (Class III).
- 6) **Election of Chairman (7:33)**
Committeeman Rae announced Alan Pfeil and Dennis Sandow as the candidates for Chairman.

Upon motion made by Committeeman Rae and seconded by Mr. Malinousky, Mr. Sandow was nominated for Chairman.

Upon motion made by Mr. Malinousky and seconded by Committeeman Rae, Mr. Pfeil was nominated for Chairman.

Upon motion made and seconded, the Board unanimously agreed to close the nominations.

PBC Nancy Probst called the roll for voting:

Mayor Schuler voted for	Mr. Pfeil
Mr. Sandow voted for	Mr. Sandow
Mr. Richardson voted for	Mr. Pfeil
Committeeman Rae voted for	Mr. Sandow
Mr. Pfeil voted for	Mr. Pfeil
Mr. Moholkar voted for	Mr. Pfeil
Mr. Malinousky voted for	Mr. Pfeil
Mr. Hands voted for	Mr. Pfeil
Mr. Jones voted for	Mr. Sandow

Receiving the majority of six (6) votes from members of the Board, Mr. Pfeil was elected Chairman to serve at the pleasure of the Board through December 31, 2017.

7) **Election of Vice Chairman (7:37)**

Committeeman Rae announced David Hands as the candidate for Vice Chairman.

Upon motion made by Committeeman Rae and seconded by Mr. Malinousky, Mr. Hands was unanimously elected Vice Chairman by Members Committeeman Rae, Mr. Malinousky, Mayor Schuler, Mr. Sandow, Mr. Richardson, Chairman Pfeil, Mr. Moholkar, Mr. Hands and Mr. Jones to serve at the pleasure of the Board through December 31, 2017.

8) **Application Review Committee (7:39)**

After discussion, the Board unanimously appointed Mr. Jones, Mr. Moholkar, Chairman Pfeil and Committeeman Rae as Committee Members.

9) **Administrative Site Plan Waiver Committee (7:40)**

After discussion, the Board unanimously appointed Mr. Richardson and Mr. Sandow as Committee Members, and Mr. Malinousky as Alternate.

10) **Ordinance Review Subcommittee (7:41)**

After discussion, the Board unanimously appointed Mr. Sandow, Mr. Malinousky, Mr. Hands and Mr. Pfeil as Committee Members, and Committeeman Rae as Alternate.

11) **Affordable Housing (7:43)**

After discussion, the Board unanimously appointed Chairman Pfeil and Mr. Hands as Committee Members.

12) **Board Secretary Appointment (7:44)**

Upon motion made and seconded, Nancy Probst was unanimously appointed to be the Board Secretary through January 23, 2018.

13) Appointments (7:46)

Planner Kevin O'Brien and Engineer Tom Lemanowicz requested changes to the new language in the contracts regarding escrow deposits and payments to the Board professionals. After discussion, the Board agreed to extend last year's contract for 30 days in order to review the language further and revisit it at the Board's February 14, 2017 meeting.

Upon motion made by Mr. Sandow and seconded by Mr. Moholkar, the following actions were taken by the unanimous votes of all members present:

- Appointment of Dan Bernstein, Esq. as Board Attorney to be extended through February 14, 2017.
- Appointment of Kevin O'Brien as Board Planner to be extended through February 14, 2017.
- Appointment of Tom Lemanowicz as Board Engineer to be extended through December 31, 2017.

14) 2017 Planning Board Calendar (8:17)

Upon motion made by Committeeman Rae and seconded by Mr. Malinousky, the following actions were taken by the unanimous votes of all members present:

January 10, 2017 (Reorganization Meeting)	January 24, 2017
February 14, 2017	February 28, 2017
March 14, 2017	March 28, 2017
April 11, 2017	April 25, 2017
May 9, 2017	May 23, 2017
June 13, 2017	June 27, 2017
July 11, 2017	(No second meeting in July)
August 8, 2017	(No second meeting in August)
September 12, 2017	September 26, 2017
October 10, 2017	October 24, 2017
November 14, 2017	November 28, 2017
December 12, 2017	(No second meeting in December)
January 9, 2018 (Reorganization Meeting)	

Upon motion made by Committeeman Rae and seconded by Mr. Hands, the Board unanimously agreed to acknowledge the following procedural items:

- Robert's Rules of Order
- Calendar Order of Business
- Notice of Publication
- Notice of Meetings
- Minutes
- Membership
- 2017 Budget – The budget has been carried to the June 27, 2017 meeting.
- Meeting Cut-Off

15) Adjournment – The Organizational Meeting was adjourned at **8:21 pm.**

REGULAR MEETING:

Item numbers are out of order from original agenda.

1) **Roll Call (8:21)** – Secretary Probst called the roll:

Present: Mayor Cornel Schuler, Jr.
Dennis Sandow
Don Richardson
Committeeman Brendan Rae
Ashish Moholkar
Tom Malinousky
Patrick Jones
Vice Chairman David Hands
Chairman Alan Pfeil
Nancy Probst, Board Secretary
Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

2) **Executive Session** – None.

3) **Resolution**

Application No. 16-06Z (Indoor Soccer)
Block: 14602; Lots: 4.01 & 8
200-230 New Vernon Road

Members of the Board suggested revisions to the resolution language, agreed to by Attorney Bernstein.

Have not received applicants comments; adjourned to next meeting

4) **Applications (8:38)**

Preliminary & Final Site Plan
Block: 10601; Lots: 5 & 6 – 1031 Valley Road
Application No. 16-08P
Bank of America

Board Engineer Lemanowicz explained to the Board that due to the nature of the application, professional review was limited to review by the Board Planner and therefore asked to be excused.

Anthony Albano was sworn in to offer testimony as a Civil Engineer.

Diane Hickey, Esq. appeared as attorney for the Applicant.

Board Planner O'Brien gave an overview of application, explaining that the Applicant is proposing upgrades to the lighting on the current site.

Anthony Albano, as Civil Engineer for the Applicant reviewed the proposed lighting upgrade and reviewed the waiver relief requested, which included the overall illumination of the property as well as the lighting being on for continuous 24 hours. Mr. Albano explained that the lighting upgrades meet state standards and provide additional security for bank customers.

Members of the Public with questions or statements regarding the application:

Charles "Chuck" Arentowicz, of Millington

During testimony, the Board found the proposed lighting upgrades to be satisfactory and needed as an added benefit for customer security on the property. The Board added conditions to add shields to the light fixtures along lot line 1, and that Board Planner O'Brien shall conduct a post development inspection of the lighting levels. The Applicant agreed to the conditions.

Upon motion made and seconded, the Board approved the application with conditions subject to a memorializing resolution by the unanimous votes of Mayor Schuler, Mr. Sandow, Mr. Richardson, Committeeman Rae, Mr. Moholkar, Mr. Malinousky, Mr. Jones, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

5) **Public Questions / Comment Period (9:23)**

Charles "Chuck" Arentowicz, of Millington

Mr. Arentowicz requested the Board establish priorities for 2017 with regards to the Master Plan, and that the Master Plan Committee do the necessary research in order to draft the elements needed.

He suggested that objectives and goals for Board professionals be established to which Chairman Pfeil responded noting the Board will be working on an evaluation process and requests for proposals (RFPs) for the professionals within the new year.

Mr. Arentowicz further suggested that the Board be more forthcoming with committee meetings, to which there was discussion amongst Board members as to how to better communicate committee dates, times and discussion items.

6) **New Business (9:35)**

Chairman Pfeil requested Vice Chairman Hands and Mayor Schuler provide the Board with an update on Master Plan Committee. Upon further discussion, the Board was in agreement that the Master Plan Committee should review the current process focusing on providing goals and target dates in order to keep things moving along and getting things done. Mr. O'Brien noted that all updates are required to be completed by 2023.

Chairman Pfeil noted that Mr. Sandow had previously prepared a lengthy outline of the issues and inconsistencies with the Land Use Ordinance, and that it should go back to the Ordinance Review Committee as soon as possible.

Chairman Pfeil noted additional items within the Land Use Ordinance that must be sent back to the Master Plan Committee immediately included regulations for religious institutions, as well as the Millington and Stirling Village ordinances. Upon motion made and seconded, the Board agreed these items should take priority and be finalized as soon as possible.

7) **Adjournment** – The Regular Meeting was adjourned at **10:01 PM**.

Respectfully submitted,

Debra Counce

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

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.