



# 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 24, 2017

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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.

*At 7:36 pm, Chairman Pfeil called the meeting to order.*

1) **Call to Order and Statement of Compliance & Pledge of Allegiance**

2) **Roll Call** –Secretary Probst called the roll:

Present: Don Richardson  
Patrick Jones  
Tom Malinousky  
Ashish Moholkar  
Dennis Sandow  
Committeeman Brendan Rae  
Mayor Cornel Schuler, Jr.  
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

3) **Executive Session** – None.

4) **Resolution (7:37)**

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

Chairman Pfeil asked Secretary Probst to review the memorandum from the Fire Chief regarding access to the facility in case of emergency. Engineer Lemanowicz and Committeeman Rae noted that the Fire Chief was primarily looking to have the Applicant provide access via a paved fire lane in order for the emergency vehicles to get to the facility itself, and language should be provided and/or revised in the resolution regarding same.

Pending the matter with the Fire Chief, the resolution is adjourned to February 14, 2017.

- 4) **Applications (7:47)** – *Chairman Pfeil noted this will be out of order from the agenda.*  
Modification of Prior Resolution Conditions, Bulk Variances, Development Permit  
Block: 12702; Lot: 18.01 – 219 Bungalow Terrace  
Application No. 15-04P  
DaSilva

Applicant Ed DaSilva explained to the Board he and his professionals are working on revisions to his proposed site plan and request an adjournment to a future meeting.

Upon motion made and seconded, the Board unanimously agreed to adjourn the application to February 28, 2017; no further notice required by the Applicant.

- 5) **Master Plan / Public Hearing (7:52)**

***Reexamination of the Valley Road Business District Element***

Planner O'Brien gave an overview of the reexamination process with the Board, and outlined the proposed changes/additions to the element.

No testimony or questions were offered by members of the public.

Upon motion made and seconded, the Board approved the motion to adopt the Reexamination of the Valley Road Business District Element of the Master Plan by the unanimous votes of Mr. Jones, Mr. Malinousky, Mr. Moholkar, Mr. Sandow, Committeeman Rae, Mayor Schuler, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

- 6) **New Business (8:02)**

- a. Planner O'Brien stated that at the direction of the Mayor and Township Administrator, a Land Use Efficiency Committee meeting was held to discuss the application completeness escrow review deposit. It is recommended that the initial deposit be raised to \$1,800 in order to cover all initial professional reviews prior to scheduling an applicant for a hearing.

Secretary Probst and Mayor Schuler further explained to the Board that initial escrow deposits are too low and can slow the process of an applicant being able to schedule a hearing.

Upon motion made and seconded, the Board approved the motion to recommend changes to Section 182, Schedule of Fee and Escrow Deposits, by the unanimous votes of Mr. Jones, Mr. Malinousky, Mr. Moholkar, Mr. Sandow, Committeeman Rae, Mayor Schuler, Vice Chairman Hands and Chairman Pfeil; they being all of the Members present and eligible to vote.

- b. Vice Chairman Hands announced that the Master Plan Committee will be finalizing the 2017 meetings schedule at the next meeting on 2/11/17. Meetings are anticipated to be held on the first and third Wednesdays of each month.
- c. Planner O'Brien announced that the Ordinance Review Committee finalized the 2017 meeting schedule last week and will post it on the Township bulletin boards, on the website and in the Clerk's office.

Chairman Pfeil further noted that the Ordinance Review Committee is currently in the process of revising the procedures and definitions as they relate to the Site Plan Waiver, the Pre Application Review Committee and the Technical Review Committee.

- 7) **Public Questions / Comment Period** – None.
- 8) **Adjournment** – The Regular Meeting was adjourned at **8:26 PM**.

Respectfully submitted,

*Debra Coonce*

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

*Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.*