



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 July 11, 2017

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 7:34 pm, Chairman Pfeil made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

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

(5) **Roll Call** – Board Planner O'Brien called the roll:

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

(6) **Executive Session** – None.

(7) **Appointment of Interim Board Secretary & Temporary Recording Secretary (7:36)**

Board Planner O'Brien and Board Attorney Bernstein explained the legal requirements of the positions of Planning & Zoning Coordinator and a Board Secretary. Board Attorney Bernstein noted the Township Committee appointed Jessica Caldwell as the temporary Planning & Zoning Coordinator and the Board has recommended Board Planner O'Brien be appointed as temporary Board Secretary.

Upon motion made and seconded, the Board unanimously approved the resolution appointing Board Planner O'Brien as the temporary Board Secretary by the votes of all members present and eligible to vote.

(8) **Application / Hearing (7:51)**

Preliminary & Final Site Plan with Variances

(Carried from 3/28/17, 4/11/17, 4/25/19, 5/9/17, 5/23/17 & 6/13/17)

Block: 10601; Lot: 3

57 Plainfield Road

Application No. 16-11P

A&I Enterprises, LLC / Goddard School

Board Planner Kevin O'Brien remain under oath to offer testimony on behalf of the Township of Long Hill.

Witnesses sworn in to testify on behalf of the Applicant:
Cheryl Schweiker, as Landscape Architect

A handout detailing the wall and landscaping was submitted and marked as Exhibit A-11.

After discussion, the Board was able to agree on language and the additional conditions to be placed in the final resolution regarding the proposed wall and landscaping.

Upon motion made by Mr. Sandow seconded by Mr. Moholkar the amended resolution was approved by the unanimous votes of Mr. Sandow, Mr. Moholkar, Mr. Malinousky, Mr. Richardson, Mr. Sandow and Chairman Pfeil; they being all members present and eligible to vote.

(9) **Discussion (8:23)**

Master Plan Utilities Plan Element –

Deferred to the Board's next meeting for Committee members input.

Split Lot Presentation & Discussion –

Deferred to a future meeting as only 5 Board members are present.

Architectural Design Guidelines Resolution –

Upon motion made by Mr. Richardson and seconded by Mr. Malinousky, the Board approved the resolution by the unanimous votes of Mr. Richardson, Mr. Malinousky, Mr. Moholkar, Mr. Sandow and Chairman Pfeil; they being all members present and eligible to vote.

(10) **Committee Reports** – None.

(11) **Miscellaneous** –

Mr. Richardson inquired as to who was reviewing changes to the stormwater management plan; as the individual being tasked to work on that will directly affect the timeline of the Conservation Element in the Master Plan.

(12) **Public Questions / Comment Period** – None.

(13) **Adjournment** – The Regular Meeting was adjourned at 8:34 pm.

Respectfully submitted,

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. 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.