



TOWNSHIP OF LONG HILL

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

TOWNSHIP OFFICES;
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PLANNING BOARD MINUTES OF THE MEETING August 8, 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 Secretary Nancy Probst called the roll:

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

(6) **Executive Session** – None.

(7) **Board Secretary Resolution**

Board Attorney Bernstein reviewed the resolution appointing Jessica Caldwell of J. Caldwell & Associates, LLC as acting Planning & Zoning coordinator and Board Secretary.

Upon motion made by Mr. Sandow and seconded by Mr. Richardson, the resolution was approved unanimously by all in attendance and eligible to vote.

(8) **Application / Hearing (7:39)**

Preliminary & Final Site Plan with Variances

Block: 10801; Lot: 2

633 Valley Road

Application No. 16-08P

633 Valley Road, LLC / Cupoli

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

Roy E. Kurnos, Esq. appeared on behalf of the Applicant.

Witnesses sworn in to testify on behalf of the Applicant:

William Hollows, as Engineer
James Cupoli, as Principal

A colorized site plan was submitted and marked as Exhibit A-1.

A color rendering was submitted and marked as Exhibit A-2.

An elevation drawing / color rendering was submitted and marked as Exhibit A-3.

A photo of the utility light in the JP&L right of way was submitted and marked as Exhibit A-4.

A photo of the house light submitted and marked as Exhibit A-5.

During discussion, the Board instructed the Applicant to revise plans according to the recommendations of the Board professionals and the suggestions that were made during testimony.

Upon agreement, the application was carried to September 26, 2017 with no further notice required by the Applicant.

(9) **Committee Reports** – None.

(10) **Miscellaneous** –

Mr. Richardson acknowledged to Chairman Pfeil that the RFP Committee has a meeting scheduled next week and will provide the Board with an update at the next regular meeting.

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

(12) **Adjournment** – The Regular Meeting was adjourned at 9:42 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.