



TOWNSHIP OF LONG HILL

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

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PLANNING BOARD MINUTES OF THE MEETING September 26, 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 7:29 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
David Hands, Vice Chairman
Patrick Jones
Tom Malinousky
Don Richardson
Dennis Sandow
Dan Bernstein, Esq., Board Attorney
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

Absent/Excused: Mayor Cornel Schuler, Jr.
Committeeman Brendan Rae
Ashish Moholkar

- (6) **Executive Session** –
The Board entered into Executive Session at 7:31 pm to discuss litigation matters. At 8:06 pm upon motion made and seconded, the Board resumed the Regular Meeting.

- (7) **Resolutions** –

The Uncommon Thread / Carr / Amendment to Application No. 16-10P

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

- (8) **Application / Hearing (8:10)**

Preliminary & Final Site Plan with Variances (Carried from 8/8/17)

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 remain under oath to offer testimony on behalf of the Township of Long Hill.

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

Witnesses previously sworn in to testify on behalf of the Applicant:

William Hollows, as Engineer

James Cupoli, as Principal

An elevation color rendering of the east side of the building was submitted and marked as Exhibit A-6.

During discussion, the Board was pleased with the Applicant's revised proposed plans and agreed the application is a welcome improvement to the site on Valley Road.

Upon motion made by Vice Chairman Hands and seconded by Mr. Richardson the application was approved with conditions and subject to a memorializing resolution by the unanimous votes of Vice Chairman Hands, Mr. Richardson, Mr. Malinousky, Mr. Sandow and Chairman Hands; they being all members present and eligible to vote.

(9) **Discussion Items** –

Board Visibility to Application Pipeline –

The Planning & Zoning Coordinator maintains an internal spreadsheet of all pending applications and the Board agreed they would like to be able to review it on a regular basis. Mr. Sandow noted it would also be helpful if any/all Zoning denials were included to the Board may see what could potentially be an application for development.

Frequency of RFP for Professional Services – Discussion deferred to 10/10/17.

Stormwater Management; How to Proceed with Master Plan Element –

Board Engineer Lemanowicz stated the last revised stormwater management plan was done in March of 2007 and as per the state regulations it will need to be updated. He will coordinate with the Township Engineer to review the update process and adding any additional information that is required.

Board Planner O'Brien stated last year work began on the conservation element which would include the stormwater aspect but did not go into the final process for completion.

Vice Chairman Hands reminded the Board members that the public sessions for the Stirling and Millington village areas are coming up. Board members and Board professionals should not be in attendance.

(10) **Committee Reports** – None.

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

(12) **Adjournment** – The Regular Meeting was adjourned at 9:47 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.