



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD
MINUTES OF THE MEETING
June 11, 2019

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

At 7:31 pm, Chairman Pfeil made the following announcements:

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

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

(6) **Roll Call** – Secretary Coonce called the roll:

Present: Alan Pfeil, Chairman
David Hands, Vice Chairman
Bruce Meringolo, Committeeman
Brendan Rae, Committeeman
John Falvey
Thomas Jones
Don Richardson
Dennis Sandow
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Richard Keller, Board Engineer

Absent: Tom Malinousky

(7) **Executive Session** – None.

(8) **Application**

Minor Subdivision with Variances

Block: 12501 / Lot: 1 / Zone: R-3

76 Overlook Road, Millington

Application No. 19-03P

Jonathan & Kimberly DeCristofaro

Applicant proposes to subdivide a single residential lot into two (2) residential lots.

Board Engineer Rich Keller was sworn in to offer testimony on behalf of the Township of Long Hill.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

John & Kimberly DeCristofaro were sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:

Craig Stires, as Engineer
Elizabeth McManus, as Planner

A site plan of the subject property was submitted and marked as Exhibit A-1.

A colorized variance plan was submitted and marked as Exhibit A-2.

A list of surrounding properties was submitted and marked as Exhibit A-3.

An aerial photo and tax base map were submitted and marked as Exhibit A-4.

A photo of surrounding lots was submitted and marked as Exhibit A-5.

A photo of the existing vegetation between lots 1.02 and 3 was submitted and marked as Exhibit A-6.

Members of the public with questions for the Applicant:

Karen Twill, of Millington
Edward Twill, of Millington

During testimony, the Board unanimously agreed the proposed subdivision was fitting for the neighborhood and would not cause any detriment to the surrounding area or neighbors.

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

(9) **Old Business** – None.

(10) **New Business (7:50)**

Chairman Pfeil asked for a volunteer to assist on the RFP Committee; Mr. Jones offered to volunteer and the Board agreed.

(11) **Committee Reports (7:51)**

Vice Chairman Hands noted that the Master Plan Committee is continuing their work on the Conservation, Recreation, Historical and Open Space Elements.

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

(13) **Adjournment** – The Regular Meeting was adjourned at 8:53 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

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.