



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

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PLANNING BOARD
MINUTES OF THE MEETING
June 25, 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
Bruce Meringolo, Committeeman
Brendan Rae, Committeeman
John Falvey
Thomas Jones
Tom Malinousky
Dennis Sandow
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Jessica Caldwell, Board Planner

Recused: Don Richardson
Excused: David Hands, Vice Chairman

- (7) **Executive Session** – None.
- (8) **Redevelopment Study** – Valley Road
Block 11107, Lots 12, 16 & 17 & Block 11001, Lot 22

Board Attorney Maziarz gave the opening statement and overview regarding the process the Township is required to follow when doing a redevelopment study.

- a) The Governing Body passes a resolution to send to the Planning Board (PB) in order to conduct study.
- b) PB commissioned the study via resolution, appointing J. Caldwell & Associates, LLC to conduct the study.
- c) PB gave notice of hearing to the designated newspaper (twice) and to the properties that are within the proposed redevelopment area.

- d) PB conducts a hearing to determine whether or not to recommend to the Governing Body that this area be designated an area in need of redevelopment.
- e) PB will then issue a recommendation to the Governing Body of their decision.
- f) Governing Body will then either accept or reject the recommendation from the PB.
- g) If the Governing Body accepts the recommendation to deem the area in need of redevelopment, they will officially designate the area via resolution.
- h) The Governing Body must then send the recommendation to the NJ State Department of Community Affairs in Trenton to seek the state's approval.
- i) Upon the states approval, the redevelopment plan will be prepared and an ordinance will be introduced and adopted to effectuate said plan.
- j) The Governing Body will appoint a redeveloper by ordinance and enter into agreement.
- k) The redeveloper will return to PB for site plan approval.

Board Attorney Maziarz continued and explained that the primary function of the Planning Board at this time based on Board Planner Caldwell's report is to determine if the area is "blighted" or not, which is what the redevelopment law essentially is and does; by determining that an area is stagnating, deteriorating, underutilized and/or not being property maintained or invested in.

Jessica Caldwell, Board Planner was sworn in to give testimony.

Board Planner Caldwell reviewed the report prepared by her firm entitled *Township of Long Hill Area in Need of Redevelopment Study – Valley Road* dated June 6, 2019.

The Board was in recess from 8:23 to 8:32 pm.

Rob Simon, Esq. appeared on behalf of Robert & Karen Meleta of Gillette with questions for Board Planner Caldwell.

Board Attorney Maziarz clarified on record with Board Secretary Coonce that proper notice was given prior to the hearing based on information supplied by the Tax Assessment records.

The Board was in recess from 9:27 pm 9:41 pm.

The Board carried the matter to July 9, 2019.

(9) Committee Reports – None.

(10) Adjournment – The Regular Meeting was adjourned at 10:31 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.