



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/HEARING
June 23, 2020

The Long Hill Planning Board met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

At 7:32 pm, Chairman Hands made the following announcements:

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

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

- (5) **Roll Call** – Board Secretary Coonce called the roll:

Present:	David Hands, Chairman	Recused:	Don Richardson
	Thomas Jones, Vice Chairman		
	Brendan Rae, Mayor		
	Victor Verlezza, Committeeman		
	John Falvey		
	Tom Malinousky		
	Alan Pfeil		
	Dennis Sandow		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Michael Lanzafama, Board Engineer		
	Elizabeth Leheny, Board Planner		

Chairman Hands requested the Board review Ordinance #460-20 (out of sequence from Agenda).

Ordinance #460-20 – Master Plan Consistency Review (attached)
Revising Bulk Standards in the R-MF Zone and Amending Section 122 of the Township Land Use Ordinance Entitled “Zone Districts and Use Regulations”

Upon motion made and seconded, the Board unanimously agreed by the votes of all members present and eligible to vote that the ordinance is not inconsistent with the Master Plan.

(6) **Application** –

Major Preliminary & Final Site Plan

Blocks 12301 / 10100 Lots 1 / 7.01 / Zone MU-O

50 Division Avenue

Application No. 19-13P

Prism Millington, LLC

Applicant proposes to construct fourteen 10-unit multi-family rental buildings containing 140 total units, a 1,800 SF community building and a 4,992 SF retail building and related site improvements.

Chairman Hands reviewed the Zoom Webinar format and noted the Applicant must coordinate with Board Secretary Coonce in order to make sure all documents on the website are current.

Board Engineer Lanzafama and Board Planner Leheny remain sworn in to offer testimony on behalf of the Township from the previous meeting.

Francis Regan, Esq. appeared on behalf of the Applicant.

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

Edward Sullivan, as LSRP

Witnesses that were sworn in to offer testimony of behalf of the Applicant:

Robert Fourniadis, as Applicant

Members of the public with questions for the Applicant's witnesses:

Terry Carruthers, Chairman of the Long Hill Environmental Commission

Charles Arentowicz, of Millington

Joe Caprio, of Millington

Frank McGrath, of Millington

Bonnie Stocker-McGrath, of Millington

Jon Caputo, of Millington

Pam Ogens, of Millington

Christina Berquist, of Millington

The Board was in recess from 9:34 pm to 9:44 pm.

Members of the public with questions for the Applicant's witnesses (Continued):

Kathy O' Leary, of Millington


Upon motion made and seconded, the Board agreed to extend the meeting to 11:00 pm.

At the end of questioning, Mr. Fourniadis (Applicant) stated if members of the public have additional questions regarding any of the environmental issues on the site they should be submitted for review and if necessary at the end of the hearing process, the LSRP may return. Board Secretary Coonce noted the public should email questions directly to her to be forwarded to the Applicant's attorney accordingly, and the Applicant agreed.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to July 7, 2020 with no further notice required by the Applicant.

- (7) **Old Business** – None.
- (8) **New Business** –
- a.) **Ordinance #460-20 Master Plan Consistency Review** – Approved as stated above.
 - b.) **Township Committee** – Nothing to report at this time.
 - c.) **Pre-Application Review Committee** – Nothing to report at this time.
 - d.) **Ordinance Review Committee** – Nothing to report at this time.
 - e.) **Standard Operating Procedures Committee** – Nothing to report at this time.
 - f.) **Master Plan Committee** – Nothing to report at this time.
 - g.) **Update and/or Information from Board Secretary** – Nothing to report at this time.
- (9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 11:03 pm.

Respectfully submitted,



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.