



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 SPECIAL MEETING/HEARING
July 28, 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
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

Recused: Don Richardson

*Committeeman Verlezza joined the meeting at 7:44 pm.

(6) **Meeting Minutes** – The Meeting Minutes of March 10, 2020, April 14, 2020, June 9, 2020, June 23, 2020 and July 14, 2020 were approved as amended.

(7) **Application** –

Major Preliminary & Final Site Plan

(Continued from 6/9/2020, 6/23/2020 & 7/14/2020)

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, an 1,800 SF community building and a 4,992 SF retail building and related site improvements.

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

Board Secretary Coonce noted the most recent additions of Exhibits A-6 through A-8 provided to the Board on 7/17/2020 and uploaded to the website on 7/20/2020.

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

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

Robert Fourniadis, as Applicant
Jeffrey Martell, as Engineer

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

Matthew Seckler, as Traffic Engineer
Paul DeVitto, as Landscape Architect

- A letter from Stonefield Engineering dated 7/17/2020 regarding parking and landscaping was submitted and marked as Exhibit A-6.
- A “Parking Exhibit” dated 7/17/2020 was submitted and marked as Exhibit A-7.
- A revised Landscape Plan dated 7/17/2020 was submitted and marked as Exhibit A-8.

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

Pam Ogens, of Millington
Don Farnell, of Millington
Charles Arentowicz, of Millington
Larry Petras, of Millington

The Board was in recess from 9:18 pm to 9:46 pm.

Upon motion made and seconded, the Board extended the meeting to 10:45 pm.

During discussion, the Applicant noted they will be revising the traffic and landscaping plans with the suggestions that were made by the Board Professionals. They further noted that the lighting plan is currently being reviewed and updated and will be provided as soon as possible.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to August 18, 2020 with no further notice required by the Applicant.

(8) Old Business –

Board Attorney Maziarz noted for the next meeting on 8/4/2020 when the Board will be hearing the Township Subdivision application for the Sewer/DPW property, that because Mayor Rae and Committeeman Verlezza are voting members of the Planning Board and do not own the property involved in the application they will not need to recuse themselves.

(9) New Business –

a.) Township Committee –

Mr. Pfeil complemented Mayor Rae, Committeeman Verlezza and all of the Township Committee for their decision to hire a dedicated planner and attorney to assist the Township in the development of the Thermoplastics site.

b.) Pre-Application Review Committee – Nothing to report at this time.

c.) Ordinance Review Committee – Nothing to report at this time.

d.) Standard Operating Procedures Committee – Nothing to report at this time.

- e.) **Master Plan Committee** –
Chairman Hands noted there will be some website updates with information and the committee continues its progress on putting together a report with the survey information that was completed in May.
- f.) **Update and/or Information from Board Secretary** – Nothing to report at this time.

(10) **Adjournment** – The Special Meeting/Hearing was adjourned at 10:48 pm.

Respectfully submitted,



Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator