

(9) Applications

Minor Subdivision with Variances

Block 10411 / Lot 6 / Zone P

1223 Valley Road

Application No. 2020-05P

Township of Long Hill

Applicant proposes to subdivide the current property between the sewer plant and the public works buildings.

Board Planner Leheny was sworn in to offer testimony on behalf of the Planning Board.

John R. Pidgeon, Esq. (Township Attorney) appeared on behalf of the Applicant.

Witness sworn to offer testimony on behalf of the Applicant:

Paul Ferriero, as Township Engineer

An aerial photo was submitted and marked as Exhibit A-1.

An updated zoning chard for the application was submitted and marked as Exhibit A-2.

Members of the public with questions for the Applicant:

Charles Arentowicz, of Millington

During discussion, the Board noted to the Township Attorney and the Township Engineer the application was well prepared and presented. Further, they were able to address all questions or concerns that Board Planner Leheny noted in her Planner's report dated 7/31/2020. Based on the nature of the application being due the Township's sale of the sewer plant and the unique challenges the property presents; the Board agreed the minor subdivision will not cause any detriments and was in favor of the application.

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

The Board was in recess from 8:57 pm to 9:10 pm.

Major Preliminary & Final Site Plan

(Continued from 6/9/2020, 6/23/2020, 7/14/2020 & 7/28/2020)

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.

Mr. Richardson recused himself from the application and left the meeting.

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

Witnesses that were sworn in to offer testimony of behalf of the Applicant:
Angelo Alberto, as Architect

Based on the lateness of the hour, the Board agreed to post-pone public questions for the Architect until the Board's next regular meeting.

Upon agreement by the Applicant and motion made and seconded, the Board carried the application to September 8, 2020 with no further notice required by the Applicant.

(10) **Old Business** – None.

(11) **New Business** –

- a.) **Township Committee** – Nothing to report at this time.
- 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** – Nothing to report at this time.
- f.) **Update and/or Information from Board Secretary** – Nothing to report at this time.

(12) **Adjournment** – The Meeting/Hearing was adjourned at 10:29 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.