

(9) **Election of Vice Chairman**

Upon motion made and seconded, Tom Grosskopf was unanimously elected Vice Chairman by all members present and eligible to vote to serve at the pleasure of the Board through January 21, 2025.

(10) **Board Appointment Resolutions** – *Resolutions 2024-01-ZB through 2024-05-ZB (attached)*

Upon motion made and seconded and by the unanimous votes of all members present, the following actions were taken.

1. Appointment of Debra Coonce as Board Secretary to serve until January 21, 2025.
2. Appointment of Steven K. Warner, Esq. of the firm Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A. as Board Attorney to serve at the pleasure of the Board until January 21, 2025.
3. Appointment of Joe Vuich with the firm of Van Cleef Engineering as Board Engineer to serve at the pleasure of the Board until January 21, 2025.
4. Appointment of Elizabeth Leheny with the firm of Phillips Preiss Grygiel Leheny Hughes LLC as Board Planner to serve at the pleasure of the Board until January 21, 2025.
5. Appointment of the firm Bright View Engineering as Board Traffic Engineer and alternate Engineer and/or Planner to serve at the pleasure of the Board through January 21, 2025.

(11) **Board Procedural Resolutions** – *Resolutions 2024-06-ZB through 2024-09-ZB (attached)*

Upon motion made and seconded and by the unanimous votes of all members present, the following actions were taken:

6. 2024 Meeting/Hearing Schedule – Adopted
7. Notice of Publication – Adopted
8. Resolutions for Applications – Adopted
9. Meeting/Hearing Cut-Off – Adopted

(12) **Meeting Minutes**

Upon motion made and seconded, the meeting minutes of December 5, 2023 were approved as presented.

(13) **Resolution**

Raphael & Adriana Viana / Application No. 23-02Z

Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Gianakis, the resolution was memorialized by the unanimous votes of Vice Chairman Grosskopf, Mr. Gianakis and Chairman Gerecht; they being all members present and eligible to vote.

(15) **Board Secretary Report** (Out of Agenda Order)

Board Secretary Coonce noted the Board has a full schedule of applications for the next several months.

(14) **Application**

Bulk Variances

Block 13003 / Lot 8 / Zone R-3

424 Elm Street

Application No. 23-16Z

Laudineia & Milton Duarte

Applicant proposes to construct a second story addition to an existing single-family residence.

Chairman Gerecht recused himself from the application as a neighbor to the Applicant.

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

Milton Duarte was sworn in to offer testimony.

Witnesses that were sworn in to offer testimony on behalf of the Applicant:
Tom Ellenberger, as Architect

No members of the public were present with questions for the Applicant.

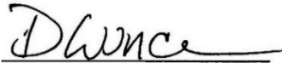
During discussion, the Board agreed the application is a great application and the variances requested are due to the existing non-conforming size of the property, therefore the benefits outweigh any detriments.

Upon motion made by Ms. Collins and seconded by Mr. Watts, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Ms. Collins, Mr. Watts, Ms. Brennan, Mr. Gianakis, Mr. Rosenberg and Vice Chairman Grosskopf; they being all members present and eligible to vote.

(16) **Old / New Business** – None.

(17) **Adjournment** – The Regular and Organizational Meeting/Hearing was adjourned at 8:45 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at www.longhillnj.gov. 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.