



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

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ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING October 16, 2018

The Township of Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

At 8:10 pm, Chairman Gerecht 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:	Edwin Gerecht, Jr., Chairman	Excused: Jonathan Rosenberg
	Michael O’Mullan, Vice Chairman	Gary Gianakis (Alt. #1)
	Jerry Aroneo	
	Tom Grosskopf	
	Brian Johnson	
	Mike Malloy	
	Victor Verlezza (Alt. #2)	
	Jolanta Maziarz, Esq., Board Attorney	
	Debra Coonce, Board Secretary	
	Tom Lamanowicz, Board Eng.	
	Kevin O’Brien, Board Planner	

- (7) **Executive Session** – None.

- (8) **Approval of Meeting Minutes (8:11)** – The Minutes of September 18, 2018, September 25, 2018 and October 2, 2018 were accepted as amended.

- (9) **Approval of Memorializing Resolution (8:13)**

Crow's Nest West, LLC / Application No. 18-12Z

Board Attorney Maziarz together with Mr. William Kaufman (Applicant) discussed the lot coverage/area of disturbance and amended the resolution as clarification to what the Board had approved.

Upon motion made by Vice Chairman O'Mullan and seconded by Mr. Verlezza, the Board approved the memorializing resolution as amended by the votes of Vice Chairman O'Mullan, Mr. Verlezza and Chairman Gerecht; they being all of the Members present and eligible to vote.

(10) Applications (8:24)

***Certificate of Non-Conformity or
Expansion of a Non-Conforming Use (Carried from 10/2/18)***

Block 11505, 11506, 11507 / Lots 25, 1 & 24, 1 / Zone Conservation
219 Railroad Avenue
Application No. 18-18Z

Robert Falzon

Applicant proposes to continue the existing use on the property as mixed use for maintenance and storage of vehicles and equipment.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Mr. Zelle asked the Board to carry the matter to November 20, 2018 and the Board agreed with no further notice required by the Applicant.

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were previously sworn in to offer testimony on behalf of the Township of Long Hill.

Use Variance (Continued from 10/2/18)

Block 10515 / Lot 7 / Zone B-D
44 Plainfield Road
Application No. 18-16Z

Jonathan Rucker

Applicant proposes to construct a new multi-family residential apartment building; seeking the use variance at this time.

Fred Zelle, Esq. appeared on behalf of the Applicant.
Jonathan Rucker was previously sworn in to offer testimony.

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

Kevin Page, as Engineer
Douglas Polyniak, as Traffic Expert
Robert Campinella, as Architect
James Kyle, as Planner

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

Members of the public with questions for the Applicant and/or witnesses:

Joe Ferandino, 623 Chestnut Street
Marius Villmaitis, 54 Plainfield Road
Roseann Hall, 18 Metzler Place
Betty Coleman, 58 Plainfield Road

The Board was in recess from 9:25 pm to 9:32 pm.

Upon motion made and seconded, the meeting was extended for 10 minutes.

During final discussion, the Board had serious concerns about the traffic in and out of the site as well as the impact on the driveway across from the Valley Mall, and also thought the density of the proposed structure was too large for the property.

Upon motion made by Vice Chairman O'Mullan and seconded by Mr. Malloy to approve the application, votes in favor of the application included Vice Chairman O'Mullan, Mr. Malloy and Chairman Gerecht. The Board denied the application and variances requested by the votes of Mr. Aroneo, Mr. Grosskopf, Mr. Johnson and Mr. Verlezza; they being all of the Members present and eligible to vote.

- (11) **Old Business** – None.
- (12) **New Business** – None.
- (13) **Public Questions / Comment Period** – None.
- (14) **Adjournment** – The Regular Meeting/Hearing adjourned at 11:14 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Zoning Board Secretary
Planning & Zoning Board 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.