



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES;
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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
March 19, 2019

The 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 8:05 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:	Chairman Ed Gerecht Vice Chairman Brian Johnson Gary Gianakis Tom Grosskopf Mike Malloy Jonathan Rosenberg Victor Verlezza (Alt. #1) Vicky Brooks (Alt. #2) Debra Coonce, Board Secretary Jolanta Maziarz, Esq., Board Attorney Richard Keller, Board Engineer Kevin O'Brien, Board Planner	Absent:	Jerry Aroneo
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- (7) **Executive Session** – None.

- (8) **Approval of Meeting Minutes** – The Meeting Minutes of March 5, 2019 were accepted as presented.

- (9) **Resolution (8:07)**

Missionary Servants of the Most Holy Trinity / Application No. 18-21Z

Upon motion made by Mr. Malloy and seconded by Mr. Gianakis, the Board approved the resolution as amended by the votes of Mr. Malloy, Mr. Gianakis, Mr. Grosskopf, Mr. Rosenberg, Mr. Verlezza, Vice Chairman Johnson and Chairman Gerecht; they being all of the Members present and eligible to vote.

(10) **Application** (8:09)

*Certificate of Non-Conformity or Expansion of a Non-Conforming Use
(Carried from 10/2/18, 10/16/18, 11/20/18, 12/4/18, 1/8/19 & 3/5/19)*

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.

Board Engineer Rich Keller and Board Planner Kevin O'Brien remain sworn in to offer testimony on behalf of the Township of Long Hill.

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

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

Edward Anderson, as Applicant

William Hollows, as Engineer

A color rendering of sheet 1 of 7 was submitted and marked as Exhibit A-3.

A color rendering of sheet 3 of 7 was submitted and marked as Exhibit A-4.

A color rendering of sheet 4 of 7 was submitted and marked as Exhibit A-5.

A written description of the proposed business was submitted and marked as Exhibit A-6.

A photo of the proposed gate for the property was submitted and marked as Exhibit A-7.

Elevation drawings of the proposed garage were submitted and marked as Exhibit A-8.

A diagonal view/drawing of the proposed garage was submitted and marked as Exhibit A-9.

Photos of the proposed tenant structures were submitted and marked as Exhibits A-10 and A-11.

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

Shirley Delia, of Stirling

The Board was in recess from 10:04 pm to 10:11 pm.

During testimony, the Board requested the Applicant provide a written statement of the types of vehicles that will be on the property. The statement should include the types of vehicles, descriptions, sizes/heights, anticipated number of vehicles during day and/or nights, etc. The Board also requested the Applicant research the school bus times and routes within the surrounding area to make sure vehicles coming and going from the property do not pose any dangers to the school children.

Upon agreement and upon motion made and seconded, the Board carried the application to April 2, 2019 with no further notice required by the Applicant.

(11) **Old Business** – None.

(12) **New Business** – None.

(13) **Public Questions/Comment Period** – None.

(14) **Adjournment** – The Regular Meeting was adjourned at 10:30 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.