



**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  
June 18, 2019**

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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 8:04 pm, Acting Chairman Johnson 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	Excused:	Jerry Aroneo
	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		
	Kevin O'Brien, Board Planner		

\*Mr. Verlezza joined the meeting at 8:15 pm.
  
- (7) **Executive Session** – None.
  
- (8) **2015 Meeting Minutes** – The Meeting Minutes of November 3, 2015 and December 1, 2015 were accepted as presented.
  
- (9) **2016 Meeting Minutes** – The Meeting Minutes of January 5, 2016 were accepted as presented.

(10) **2019 Meeting Minutes** – The Meeting Minutes of April 2, 2019, April 16, 2019 and June 4, 2019 were accepted as amended.

(11) **Resolution (8:10)**

***Robert Falzon / Application No. 18-18Z***

Frederick Zelle, Esq., attorney representing the Applicant was present to review the proposed revisions to the Resolution. Attorney Maziarz reviewed the proposed revisions.

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

(12) **Application (8:20)**

***Amendment to Site Plan Approval with Bulk Variance (Carried from 6/4/19)***

Block 10514 / Lot 5 / Zone B-D/PVO

5 Poplar Drive

Application No. 19-02Z

Petroleum Marketing Group, Inc. (Exxon Gas Station)

Applicant proposes to modify the existing freestanding sign to replace the unit price numbers with LED price numbers (no change to the size, height or color of the sign) and to replace the existing “Exxon” canopy signs with internally illuminated signs.

Board Planner O’Brien was sworn in to offer testimony on behalf of the Township.

Jennifer Berardo, Esq. appeared on behalf of the Applicant.

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

William R. Vogt, Jr., as Engineer

James Santosuosso, as Owner

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

A sign rendering was submitted and marked as Exhibit A-2.

A photo of another Exxon location was submitted and marked as Exhibit A-3.

A nighttime photo of another Exxon location was submitted and marked as Exhibit A-4.

***The Board was in recess from 9:06 pm to 9:19 pm.***

No members of the public were present to ask questions of the Applicant.

During testimony, the Applicant presented additional proposed lighting on/around the canopy that was not on the submitted plans. The Board requested the Applicant update the application and come back for another hearing with all proposed lighting represented on the site plans.

Upon agreement and upon motion made and seconded, the Board carried the application to July 16, 2019; the Applicant will be required to re-notice.

- (13) **Old Business** – None.
- (14) **New Business** – None.
- (15) **Public Questions/Comment Period** – None.
- (17) **Adjournment** – The Regular Meeting was adjourned at 9:27 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](http://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.*