



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
January 21, 2020**

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 7:34 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
 Jerry Aroneo *
 Gary Gianakis
 Tom Grosskopf
 Mike Malloy
 Jonathan Rosenberg
 Mike Pesce (Alt. #1)
 Scott Hain (Alt. #2)
 Debra Coonce, Board Secretary
 Jolanta Maziarz, Esq., Board Attorney
 Richard Keller, Board Engineer
 Elizabeth Leheny, Board Planner

(7) **Executive Session** – None.

(8) **Meeting Minutes** – None.

(9) **Application**

Preliminary & Final Site Plan Application with Variance (Continued from 12/3/19 & 12/17/19)
Block 12502 / Lot 16 / Zone M
1932 Long Hill Road
Application No. 19-07Z
1932 Long Hill, LLC

Applicant proposes construct an addition to the rear of the existing building that will include retail/office use on the first floor and an apartment on the second floor.

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

John J. DeLaney, Esq. appeared on behalf of the Applicant.

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

William Kaufman, as Applicant and Architect

David Fantina, as Engineer

Robert DeStefano, as Landscape Architect

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

Michael Pessolano, as Professional Planner

A planning exhibit of photos consisting of 5 sheets was submitted and marked as Exhibit A-8.

A map superimposing the number of units allowed in the overlay district was submitted and marked as Exhibit A-9.

The Board was in recess from 9:41 pm to 9:57 pm.

Members of the public with questions for the Applicant:

Richard Schumann, of Millington

During discussion, the Board agreed the proposed plans will provide a nice upgrade to the property. The bulk variances requested are due to existing non-conforming conditions specifically the steep slope, and the density variance requested is an appropriate use for the site. The Board agreed the benefits outweigh any detriments.

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

- (10) **Old Business** – None.
- (11) **New Business** – None.
- (12) **Adjournment** – The Regular Meeting was adjourned at 10:15 pm.

Respectfully submitted,

Debra Coonce

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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.