



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

**ZONING BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
May 19, 2020**

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

At 7:30 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**

(3) **Roll Call** – Secretary Coonce called the roll:

Present: Chairman Ed Gerecht
Vice Chairman Brian Johnson
Jerry Aroneo
Gary Gianakis
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
Liz Leheny, Board Planner

Absent/Excused: Tom Grosskopf

Pledge of Allegiance – Recited by all in attendance. (Added to Agenda at meeting)

- (4) **Executive Session** – None.
- (5) **Meeting Minutes** – None.
- (6) **Applications** –

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

Bulk Variances

Block 12402 / Lot 8 / Zone R-3

00 Oaks Road

Application No. 19-10Z

00 Oaks Road, LLC

Applicant proposes to construct a new single family home.

Lisa Lomelo, Esq. appeared on behalf of the Applicant.

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

William Scott, as Engineer

Yuval Wellisch, as Architect

Kathryn Gregory, as Planner

A copy of the Tax Map was submitted and marked as Exhibit A-1.

Members of the public with questions or statements for the Applicant:

Todd Heacock, of Millington

Lynda Panetta, of Millington

During discussion, the Board was in favor of the application noting that the bulk variances requested are due to existing non-conforming conditions on the property. The Applicant agreed to revise the landscaping for the Board Engineer to review and approve based on any suggestions provided by the Shade Tree Commission. The Board agreed the benefits of the application outweigh any detriments.

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

The Board was in recess from 9:52 pm to 10:05 pm.

Bulk Variances

Block 10201 / Lot 3 / Zone R-2

339 S Northfield Road

Application No. 19-11Z

Joy & Frank Krass

Applicant proposes to construct a pool in the rear yard of a single family home.

Mr. Pesce recused himself from the application.

Joy and Frank Krass were sworn in to offer testimony.

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

Jeff Egarian, as Engineer

Members of the public with questions or statements for the Applicant:

John Mangieri, of Millington

Linda Tamalonis, of Millington

Mike Smargiassi, of Millington

Upon motion made and seconded, the Board extended the meeting to 11:10 pm.

During discussion, the Board was in favor of the application noting that the bulk variances requested are due to existing non-conforming undersized lot. The Board agreed the benefits of the application outweigh any detriments.

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

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

Respectfully submitted,



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.