



**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/HEARING**  
**November 3, 2020**

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

*At 7:32 pm, Chairman Gerecht made the following announcements:*

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance.
  
- (5) **Roll Call** – Board Secretary Coonce called the roll:

Present:	Chairman Ed Gerecht	Absent/Excused:	Tom Grosskopf
	Vice Chairman Brian Johnson		Mike Pesce (Alt. #1)
	Jerry Aroneo		Richard Keller, Board Engineer
	Gary Gianakis *		
	Mike Malloy		
	Jonathan Rosenberg		
	Scott Hain (Alt. #2)		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		

\* Mr. Gianakis joined the meeting at 7:40 pm.

- (6) **Meeting Minutes** – The Meeting Minutes of September 1, 2020 were approved as presented.
  
- (7) **Application**

***Use Variance***

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 2020-02Z

**Jonathan Rocker**

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

Board Planner Leheny was sworn in to offer testimony on behalf of the Township of Long Hill.

Jeffrey Lehrer, Esq. appeared on behalf of the Applicant.

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

Catherine Mueller, as Engineer  
Rocco Campanella, as Architect  
Douglas Polyniak, as Traffic Engineer  
Beth McManus, as Planner

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

Jordan S. Friedman, Esq. was present to ask questions of the Applicant and the witnesses; representing objectors Terence Golden and Sterling Flowers, LLC.

Members of the public with questions for the Applicant:

Linda Parisi, of Gillette  
Rose Hall, of Gillette  
Alexis Parisi, of Gillette

***The Board was in recess from 8:59 pm to 9:08 pm.***

***Upon motion made and seconded, the Board extended the meeting to 10:55 pm.***

Upon agreement and upon motion made and seconded, the Board unanimously agreed to carry the application to December 1, 2020 with no further notice required by the Applicant.

**(8) Old Business/New Business**

➤ ***Special Meeting Date Proposed for Tuesday, December 15, 2020***

Upon motion made Mr. Aroneo and seconded by Mr. Rosenberg, the Board unanimously agreed to hold a Special Meeting for the continuance of applications on December 15, 2020.

➤ ***Proposed Board Dates for 2021***

Board members did not have any comments or changes on the proposed 2021 dates. The 2021 meeting dates will be reviewed again and voted on during the Board's reorganizational meeting scheduled for January 5, 2021.

**(9) Adjournment** – The Regular Meeting/Hearing was adjourned at 10:53 pm.

Respectfully submitted,



Debra Coonce  
Zoning Board Secretary  
Planning & Zoning Board Coordinator

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*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.*