



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

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**ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF THE REGULAR MEETING / HEARING**  
**April 19, 2022**

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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. The Meeting/Hearing was also available on LHTV, Zoom Webinar and on the Township website.

*At 7:38 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** – Board Secretary Coonce called the roll:

Present:	Ed Gerecht, Chairman	Excused:	Jerry Aroneo
	Brian Johnson, Vice Chairman		Tom Grosskopf
	Gary Gianakis		Scott Hain
	Jonathan Rosenberg *		Jessica Brennan (Alt. #2)
	Ben Lindeman (Alt. #1)		
	Debra Coonce, Board Secretary		
	John Kaplan, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

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

(7) **Meeting Minutes** –

The Meeting Minutes of April 5, 2022 were carried to the Board's next regular scheduled meeting on 5/3/22.

(8) **Applications** –

***Variance***

Block: 10104 / Lot: 5.01 / Zone: R-2

300 S Northfield Road

Application No. 21-24Z

Theresa Gallo

Applicant proposes to construct an addition to a single family residence to accommodate a Senior Suite and/or accessory apartment.

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

Theresa Gallo was sworn in as the Applicant.

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

Nicholas Ferrara, as Architect

Bill Hollows, as Engineer

A color rendering of the survey was submitted and marked as Exhibit A-2.

A color rendering of the proposed site plan was submitted and marked as Exhibit A-5.

No members of the public were present with questions for the Applicant.

During discussion, the Board was in favor of the application and sees no detriment to the requested variance as the Applicant has agreed to comply with all other requirements of the Senior Suite ordinance.

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. Rosenberg, Mr. Lindeman and Chairman Gerecht; they being all members present and eligible to vote.

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***The Board was in recess from 8:19 pm to 8:25 pm.***

***Variance***

Block: 13401 / Lot: 3 / Zone: R-2

125 Mountain Avenue

Application No. 21-11Z

Bishoy Sourial

Applicant seeks variances for rear yard retaining walls built by former property owners.

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

Bishoy and Dominica Sourial were sworn in as the Applicants.

No members of the public were present with questions for the Applicant.

During discussion, the Board was in favor of the application and sees no detriment to the requested variances.

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

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:54 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.*