



# 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 May 3, 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 was also available on LHTV and on the Township website.

*At 7:37 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:	Ben Lindeman (Alt. #1)
	Brian Johnson, Vice Chairman		
	Jerry Aroneo		
	Gary Gianakis		
	Tom Grosskopf		
	Scott Hain		
	Jonathan Rosenberg *		
	Jessica Brennan (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

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

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of April 5, 2022 and April 19, 2022 were approved as presented.

(8) **Application (7:40 pm)** –

***Use Variance / Minor Site Plan***

Block: 11401 / Lot: 13 / Zone: B-D

1138-1150 Valley Road

Application No. 21-23Z

**Phillip Mastromihalis**

Applicant proposes to renovate the building and surrounding property to use the building as a take-out restaurant.

Board Engineer Anello and Board Planner Leheny remain sworn in to offer testimony on before the Township.

Gerald Betzner, Esq. appeared on behalf of the Applicant.

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

Phillip Mastromihalis, as Applicant/Owner  
Gary Sorkin, as Engineer

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

Barbara Ehlen, as Planner  
David Schiavi, as Treasurer of the Stirling Elks Lodge

Sign renderings (5 pages) were submitted and marked as Exhibit A-8.

A rendering of the proposed front of the building was submitted and marked as Exhibit A-9.

Revised architectural plans (4 pages) dated 5/3/22 were submitted and marked as Exhibit A-10.

The Affidavit of Elks Stirling Lodge #2392 regarding the application was submitted and marked as Exhibit A-11.

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

***The Board was in recess from 9:07 pm to 9:16 pm.***

During discussion, the Board noted the proposed restaurant will positively enrich the area as it will be much more aesthetically pleasing vs. what is existing on the property. The Board members noted they were all in favor of the application and they further agreed that the benefits of the application outweigh any detriments.

Upon motion made by Mr. Aroneo and seconded by Mr. Rosenberg, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Aroneo, Mr. Rosenberg, Mr. Gianakis, Mr. Grosskopf, Mr. Hain, 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 9:30 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.*