



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 17, 2022

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 via Zoom Webinar on the Township website.

At 7:40 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	Absent/Excused:	Brian Johnson, Vice Chairman
	Jerry Aroneo		Scott Hain
	Gary Gianakis		Jonathan Rosenberg
	Tom Grosskopf		Jessica Brennan (Alt. #2)
	Ben Lindeman (Alt. #1)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of May 3, 2022 were approved as presented.

(8) **Resolutions** –

Terry Gallo / Application No. 21-24Z

Upon motion made by Mr. Gianakis and seconded by Mr. Lindeman, the resolution was memorialized by the unanimous votes of Mr. Gianakis, Mr. Lindeman and Chairman Gerecht; they being all members present and eligible to vote.

Bishoy Sourial / Application No. 21-11Z

Upon motion made by Mr. Lindeman and seconded by Mr. Gianakis, the resolution was memorialized by the unanimous votes of Mr. Lindeman, Mr. Gianakis and Chairman Gerecht; they being all members present and eligible to vote.

(9) **Application** –

Major Preliminary & Final Site Plan (Carried from 2/1/22, 2/15/22 & 4/5/22)

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 21-13Z

Jonathan Rocker

Applicant proposes to construct a three-story mixed-use building to include 1,900 SF of retail on the first floor and 24 residential units on the second and third floors.

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

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

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

John Saracco, as Architect

Catherine Mueller, as Engineer

Proposed architectural renderings were submitted and marked as Exhibits A-8 and A-9.

The site plan with a highlighted wetlands area was submitted and marked as Exhibit A-10.

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

James Kyle, as Planner

Members of the public with questions for the Applicant:

Linda Parisi, of Gillette

Jordan Friedman, Esq. appeared as an objector to the application representing Terrance Golden of 24/26 Metzler Place and 4 Walnut Avenue and submitted a copy of the Applicant's LOI from the NJDEP that was marked as Exhibit O-1, and a copy of an OPRA request with complaint response form was marked as Exhibit O-2.

The Board was in recess from 9:23 pm to 9:35 pm.

Chairman Gerecht polled the Board to find out which proposed architectural rendering was preferred in order to best move forward towards a decision and finalizing of variances required. The majority of the Board members noted they prefer the design of the proposed Exhibit A-9.

During discussion, the Board was appreciative the Applicant had been agreeable to suggestions made and that they offered modified architectural options for the Board to consider. As the use variances had previously been approved by the Board, the general consensus was that the proposed building will be a good use in the area and will have less of an impact on the area as a residential community vs. a fully commercial use.

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

(10) **Old/New Business** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:18 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.