



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING / HEARING
May 30, 2023

The Long Hill Zoning Board of Adjustment met for a Special 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 7:31 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
Tom Grosskopf, Vice Chairman
Jerry Aroneo
Jessica Brennan
Gary Gianakis
Scott Hain
Jonathan Rosenberg
Thomas Flatley (Alt. #1)
Tony Opalka (Alt. #2)
Debra Coonce, Board Secretary
Steven Warner, Esq. Board Attorney
Joseph Vuich, Board Engineer
Elizabeth Leheny, Board Planner
Joseph Fishinger, Board Traffic Engineer

- (7) **Meeting Minutes** –
Upon motion made and seconded, the Meeting Minutes of May 2, 2023 and May 16, 2023 were approved as presented.

(8) Applications –

Use Variance / Major Site Plan Application (Carried from 3/7/23, 4/18/23 & 5/16/23)

Block 10601 / Lot(s) 5 & 6 / Zone B-D

1031 Valley Road

Application No. 22-13Z

HAZA Bell of Northeast, LLC

Applicant proposes to develop a Taco Bell Restaurant with drive-thru facilities.

Board Engineer Vuich, Board Planner Leheny and Board Traffic Engineer Fishinger remain sworn in to offer testimony on behalf of the Township.

John Wyciskala, Esq. appeared on behalf of the Applicant.

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

Robert Delia, as Applicant

James Thaon, as Engineer

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

Doug Polyniak, as Traffic Engineer

Matthew Flynn, as Professional Planner

A colorized site layout rendering dated 5/15/23 was submitted and marked as Exhibit A-3.

A colorized version of Sheet C-902 dated 5/15/23 was submitted and marked as Exhibit A-4.

A colorized version of Sheet SK-3 dated 5/22/23 was submitted and marked as Exhibit A-5

A sign plan set was submitted and marked as Exhibit A-6.

A grey brick rendering was submitted and marked as Exhibit A-7.

A three page aerial photo exhibit was submitted and marked as Exhibit A-8.

Members of the public present with questions for the Applicant:

Charles Arentowicz, of Millington

The Board was in recess from 9:11 pm to 9:19pm.

During discussion, the Board found the application to be well presented, but also challenging based on architectural design. The Board noted that because the town is currently seeing many vacancies, the site has an existing drive-thru and is next to similar businesses, the application makes sense as it will be a very suitable use for the site. The Board noted that based on testimony the drive-thru will not cause any burdens to traffic patterns. Further, the building is set back enough, and the Applicant has made accommodations for their building materials and hours of operation that the majority of the Board agreed there would be no detriment to approving the application.

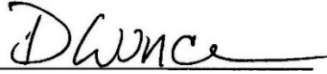
Upon motion made and seconded, the Board extended the hearing to 11:00 pm.

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

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:52 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at www.longhillnj.gov. 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.