

MINUTES
JUNE 16, 2015

BOARD OF ADJUSTMENT

LONG HILL TOWNSHIP

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Chairman, Dr. Behr, called the meeting to order at 8:07 P.M. He then read the following statement: Adequate notice of this meeting has been provided by posting a copy of the public meetings on the municipal bulletin board, by sending a copy to the Courier News and Echoes-Sentinel and by filing a copy with the Municipal Clerk on January 6, 2015.

MEETING CUT-OFF

Chairman Behr read the following statement: Announcement is made that as a matter of procedure, it is the intention of the Board of Adjustment not to continue any matter past 11:00 P.M. at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.

CELL PHONES AND PAGERS

Chairman Behr read the following statement: All in attendance are requested to turn off cell phones and pagers as they interfere with the court room taping mechanism.

PLEDGE OF ALLEGIANCE

ROLL CALL

On a call of the roll, the following were Present:

E. Thomas Behr, Chairman
Edwin F. Gerecht, Jr., Vice-Chairman
Jerry Aroneo, Member
Michael Pesce, Member
Michael Pudlak, Member
Thomas Sims, 1st Alternate

Thomas Lemanowicz, Bd. Engineer
Kevin O'Brien, Bd. Planner
Cyndi Kiefer, Bd. Secretary

Excused:

Richard Keegan, Member
Michael O'Mullan, Member
Jeffrey Wills, 2nd Alternate

Dan Bernstein, Bd. Attorney

Ms. Kiefer advised Chairman Behr that he had a quorum and could proceed.

EXECUTIVE SESSION

It was determined that there was no need to hold an executive session.

APPROVAL OF MINUTES

Ms. Kiefer noted for the record that Mr. Aroneo had *recused* himself from the March 17, 2015 meeting and therefore that should be reflected in the minutes. Mr. Pesce moved adoption of the minutes as amended. Mr. Gerecht seconded that motion. A **VOICE VOTE** was taken and the minutes of March 17, 2015 as amended were approved unanimously. Mr. Pudlak was ineligible to vote since he was not present at the meeting.

Ms. Kiefer noted for the record that Mr. Aroneo had *recused* himself from the April 7, 2015 meeting and therefore that should be reflected in the minutes. Mr. Gerecht moved adoption of the minutes as amended. Mr. Pesce seconded the motion. A **VOICE VOTE** was taken and the minutes of April 7, 2015 as amended were approved unanimously. Mr. Pudlak and Mr. Sims were ineligible to vote since they were not present at the meeting.

RESOLUTION OF MEMORIALIZATION – Denial of Submission Waivers

STIRLING HOTEL, INC.
227 Main Avenue
Block 11509, Lot 3

#14-07Z
D-1 Use Vars., Prelim/Final
SP, Dev. Per., Bulk Vars.

Mr. Pesce moved approval of the Resolution of Memorialization for the denial of submission waivers for Stirling Hotel, Inc. Application #14-07Z. Mr. Gerecht seconded the motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. Sims, Chairman Behr. Those Opposed: NONE. Mr. Pudlak was ineligible to vote since he was not present at the May 19, 2015 meeting.

RESOLUTION OF MEMORIALIZATION - Submission Waivers Granted

STIRLING HOTEL, INC.
227 Main Avenue
Block 11509, Lot 3

#14-07Z
D-1 Vars., Prelim/Final
SP, Dev. Per., Bulk Vars.

Mr. Aroneo moved approval of the Resolution of Memorialization for Submission Waivers Granted. Mr. Gerecht seconded the motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. Sims, Chairman Behr. Those Opposed: NONE. Mr. Pudlak was ineligible to vote since he was not present at the May 19, 2015 meeting.

RESOLUTION OF MEMORIALIZATION – Barry Hoffman, Esq.

Mr. Gerecht moved approval of the Resolution of Memorialization for Barry Hoffman. Mr. Pesce seconded the motion. A **VOICE VOTE** was taken and the resolution was passed unanimously. It was noted by Mr. O'Brien that the phrase "The foregoing is a true copy..." should appear on the copy of the resolution kept at the township however it was unnecessary for the presentation copy.

ANNUAL ZONING REPORT

Chairman Behr asked Mr. O'Brien to sum up the discussions of the Board concerning its experience over the past year. Mr. O'Brien said that the Board could wish to communicate as part of their Annual Report to the Planning Board that it is their recommendation that the Planning Board consider studying the zoning ordinance to allow accessory structures under certain conditions within the defined front yard setback when it occurs to the rear of the house on a through lot that provided no access to the street to the "rear" of the home in a residential zone.

Mr. Pesce moved the proposed amendment to the ordinance as summarized by Mr. O'Brien to be finalized. Mr. Gerecht seconded. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. Pudlak, Mr. Sims, Chairman Behr. Those Opposed: NONE. The motion was approved unanimously.

Mr. O'Brien suggested that if the board members used the draft language just proposed as a basis for a paragraph in the annual report, they could vote on the report that evening. There was agreement amongst the board members.

Mr. Aroneo moved that the report along with the draft language included be approved. Chairman Behr seconded the motion. A **ROLL CALL VOTE** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. Pudlak, Mr. Sims, Chairman Behr. Those Opposed: NONE. The motion was approved unanimously.

Chairman Behr asked if there was any further business to be conducted. Hearing none he asked for a motion to adjourn. Mr. Gerecht motioned and Chairman Behr seconded. The meeting was adjourned at 9:10 PM.

Date: _____

Cynthia Kiefer
Planning & Zoning Board Secretary