

## MINUTES

FEBRUARY 17, 2015

**BOARD OF ADJUSTMENT**

**LONG HILL TOWNSHIP**

### CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Chairman, Dr. Behr, called the meeting to order at 8:05 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:

Excused:

E. Thomas Behr, Chairman  
Edwin F. Gerecht, Jr., Vice-Chairman  
Jerry Aroneo, Member  
Michael Pesce, Member  
Michael O'Mullan, Member  
Michael Pudlak, Member  
Jeffrey Wills, 2<sup>nd</sup> Alternate

Richard Keegan, Member  
Thomas Sims, 1<sup>st</sup> Alternate

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

### EXECUTIVE SESSION

It was determined that there was no need to hold an Executive Session at this time.

### MINUTES

Mr. Pesce moved approval of the minutes of the December 2, 2014 meeting as written. The motion was seconded by Mr. Gerecht and unanimously approved by **Voice Vote**.

### RESOLUTION OF MEMORIALIZATON

VICTOR VERLEZZA  
18 Stephanie Drive  
Block 14205, Lot 5.13

#12-04Z  
Bulk Variances

Chairman Behr asked if there were any comments or questions on the resolution from the board members. Seeing none, he asked for a motion to approve. Motion was made by Mr. Gerecht and seconded by Mr. Pesce. A **Roll Call Vote** was taken. Those in Favor: Mr. Gerecht, Mr. Pesce, Mr. O'Mullan, Mr. Pesce, Chairman Behr. Those Opposed: None. Mr. Aroneo and Mr. Wills were ineligible to vote since they were not in attendance at that meeting.

**EXTENSION OF APPROVAL**

ZHONG MOU CHEN  
& YUWEI W. OUYANG  
Torbert Rd & Daugherty Ave.  
Block 13508, Lot 12

#12-05Z  
D-6 Height Variance  
Unimproved Road Variance

Present:

August N. Santore, jr., Esq., Attorney for the Applicant  
Yuwei W. Ouyang, Applicant  
Susan Chen, daughter of the Applicant

Mr. Bernstein swore in the Board's professionals, Mr. O'Brien and Mr. Lemanowicz.

August N. Santore, jr., 143 Summit Avenue, Berkeley Heights, New Jersey, introduced himself as the attorney for the applicant. .

Chairman Behr asked if the application Mr. Santore was proceeding with was the same application that was approved by the Board. He asked if it was the applicant's clear intention to construct the home that was approved.

Mr. Santore said that that was the case.

Mr. O'Brien stated that since there had been no change in the ordinances that would affect the property, the conditions that were in existence at the time of the last approval were still applicable now. The Board had the ability to grant the extension to a date certain, January 7, 2016, which was one (1) year after the date of approval of the original application.

Chairman Behr asked for a motion to approve the Extension of Approval for this application until January 7, 2016. Mr. Aroneo moved approval and Mr. Pesce seconded. A **Roll Call Vote** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. O'Mullan, Mr. Pudlak, Mr. Wills, Chairman Behr. Those Opposed: None. The Extension of Approval was unanimously approved.

**PROCEDURAL RULES OF THE BOARD OF ADJUSTMENT**

Chairman Behr noted that each of the board members, consultants, and staff had a copy of the latest version (02-03-15) of the draft Zoning Board Rules.

Chairman Behr and the board members reviewed and discussed the changes that had been made to the document based on comments from the last meeting.

Mr. Pudlak motioned to adjourn for a five (5) minute break and then reconvene in Executive Session to discuss a personnel matter. Mr. Aroneo seconded the motion. A **Roll Call Vote** was taken. Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. O'Mullan, Mr. Pudlak, Mr. Wills, Chairman Behr. Those Opposed: None. The Board adjourned at 10:10 p.m.

**RECESS / EXECUTIVE SESSION**

The Board reconvened at 10:35 p.m. There was further discussion concerning revisions of the document.

At the conclusion of those discussions, Mr. Pesce motioned to adjourn. Mr. Gerecht seconded the motion. A **Voice Vote** was taken and by unanimous vote, the meeting was adjourned at 11:06 p.m.

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Cynthia Kiefer  
Planning & Zoning Board Secretary

Date: \_\_\_\_\_