



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
November 3, 2015

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.

At 8:02 pm, Chairman Behr made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

- (4) **Pledge of Allegiance** – Recited by all in attendance
- (5) **Roll Call** – Secretary Kiefer called the roll:

Present: E. Thomas Behr, Chairman
Ed Gerecht, Vice Chairman
Jerry Aroneo *
Richard Keegan
Michael Pesce
Michael O’Mullan
Thomas Sims (Alt. #1)
Jeffrey Wills (Alt. #2)
Cyndi Kiefer, Board Secretary
Kevin O’Brien, Board Planner
Tom Lemanowicz, Board Engineer
Daniel Bernstein, Esq., Board Attorney

Excused: Michael Pudlak

* Mr. Aroneo joined the meeting at 8:05 pm.

- (6) **Executive Session** – None.
- (7) **Resolution of Memorialization**

Terence Golden / Application No. 15-01Z

Upon motion made and seconded, the Board memorialized the resolution by the votes of Mr. Aroneo, Mr. Keegan, Mr. Pesce, Mr. O’Mullan, Vice Chairman Gerecht and Chairman Behr; they being all of the Members present and eligible to vote.

(8) **Public Hearing**

Preliminary & Final Site Plan with Use & Bulk Variances (Continued from 5/19/15))

Block: 10515; Lot: 3
227 Main Avenue
Application No. 14-07Z
Stirling Hotel, Inc.

Mr. Aroneo requested to make a statement regarding comments he made to the Owners/Applicant at the previous meeting, as he was informed of there being concerns that his comments were to persuade members of the Board to vote in favor of the application. Upon council from Board Attorney Bernstein, it was recommended that in an effort to be transparent he should make a public statement clarifying his comments. Mr. Aroneo stated that his comments were meant as a welcome to the Applicant, and to thank them for their continued support of the community. He further stated that his comments were truthful and honest and he stands by them. In no way were his comments meant to show impairment or objectivity, or to lend bias for the Applicant. The Applicant must still meet all criteria required under the Township's ordinances in order for the Board to vote favorably for the application.

Mr. Bisogno and Chairman Behr thanked him for his comments and clarification.

Vincent T. Bisogno, Esq. appeared on behalf of the Applicant.

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

Thomas Baldassarre, as Applicant
John Baldassarre, as Restaurant Manager
Tom Murphy, as Engineer

A set of photos were submitted and marked as Exhibit A-8.
A set of photos were submitted and marked as Exhibit A-9.
A set of photos were submitted and marked as Exhibit A-10.
A set of photos were submitted and marked as Exhibit A-11.

The Board was in recess from 9:40 pm to 9:50 pm.

No members of the public had questions for the Applicant and/or witnesses.

Upon agreement, the application was carried to January 5, 2016 with no further notice required by the Applicant.

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

Respectfully submitted,

Debra Coonce

Planning & Zoning Coordinator
(As of December 4, 2017)

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.