



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
December 1, 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 8:03 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
Richard Keegan
Michael Pesce
Michael O’Mullan
Thomas Sims (Alt. #1)
Jeffrey Wills (Alt. #2)
Cyndi Kiefer, Board Secretary
Daniel Bernstein, Esq., Board Attorney
Kevin O’Brien, Board Planner
Tom Lemanowicz, Board Engineer

Excused: Jerry Aroneo
Michael Pudlak

- (6) **Executive Session** – None.
- (7) **Public Hearing (8:06) – Variances**
Block: 12501; Lot: 5
73 Church Road
Application No. 15-05Z
James & Sara Semper
Applicants propose to construct an addition to a single family residence.

James & Sara Semper were sworn in to offer testimony.

Board Planner O'Brien reviewed the waivers requested by the Applicant. Upon motion made and seconded, the Board agreed to the waivers requested by the Applicant.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Patrick Jones, as Architect

Floor plans & elevations were submitted and marked as Exhibit A-1.

No testimony or questions were offered by members of the public.

During testimony, the Board found that the lot is undersized for the zone, creating the hardship of an existing non-conforming condition. The Board agreed that the variances requested are conforming to the neighborhood therefore having no negative impact.

Upon motion made and seconded, the Board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Mr. Keegan, Mr. Pesce, Mr. O'Mullan, Mr. Sims, Mr. Wills, Vice Chairman Gerecht and Chairman Behr; they being all of the Members present and eligible to vote.

The Board was in recess from 9:04 pm to 9:15 pm.

(8) Public Hearing (9:15) – Variances

Block: 13503; Lot: 8

50 Gates Avenue

Application No. 15-04Z

Antonio Cerqueira

Applicant proposes to construct a new single family residence on the property.

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

Board Planner O'Brien reviewed the waivers requested by the Applicant. Upon motion made and seconded, the Board agreed to the waivers requested by the Applicant.

Board Engineer Lemanowicz and Board Planner O'Brien were sworn in to offer testimony on behalf of the Board.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Tom Murphy, as Engineer & Planner
Jim Ramenthal, as Architect

A color site plan was submitted and marked as Exhibit A-1.

Photos were submitted and marked as Exhibit A-2.

Members of the public with questions for the Applicant and/or witnesses:
Don Farnell, Township Shade Tree Commission

Upon motion made and seconded, the meeting was extended to 11:30 pm.

The Board was in recess from 11:04 pm to 11:08 pm.

During testimony, the Board found that the lot is undersized for the zone, creating the hardship of an existing non-conforming condition, and the additional floor area ratio proposed has been well addressed by the Applicant to have no impact on the street scape. The Board agreed that the variances requested are conforming to the neighborhood therefore having no negative impact.

Upon motion made and seconded, the Board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Mr. Keegan, Mr. Pesce, Mr. O'Mullan, Mr. Sims, Mr. Wills, Vice Chairman Gerecht and Chairman Behr; they being all of the Members present and eligible to vote.

(9) **Adjournment** – The Regular Meeting was adjourned at 11:33 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.