

# AMENDED MINUTES

APRIL 5, 2016

**BOARD OF ADJUSTMENT**

**LONG HILL TOWNSHIP**

## CALL TO ORDER AND STATEMENT OF COMPLIANCE

Vice Chairman Gerecht called the meeting to order at 8:04 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 an electronic copy to the Courier News and Echoes-Sentinel and by filing a copy with the Municipal Clerk in January 2016.

## MEETING CUT-OFF

Vice Chairman Gerecht 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

Vice Chairman Gerecht 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:

Edwin F. Gerecht, Jr., Vice Chairman  
Michael Pesce, Member  
Richard Keegan, Member (8:05 p.m.)  
Michael O'Mullan, Member  
Thomas Sims, Member (8:10 p.m.)  
Jeffrey Wills, 1<sup>st</sup> Alternate  
Brian Johnson, 2<sup>nd</sup> Alternate

Excused:

E. Thomas Behr, Chairman  
Jerry Aroneo, Member

Dan Bernstein, Bd. Attorney  
Thomas Lemanowicz, Bd. Engr.  
Kevin O'Brien, Bd. Planner

Cyndi Kiefer, Bd. Secretary

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

## EXECUTIVE SESSION

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

## RESOLUTION OF MEMORIALIZATION

J. RICHARDONE/L. ASCANI  
165 Basking Ridge Road  
Block 12401, Lot 4

#16-01Z  
Bulk Variances

Mr. O'Mullan motioned approval and Mr. Keegan seconded. A **ROLL CALL VOTE** was taken. Those in FAVOR: Mr. O'Mullan, Mr. Wills, Mr. Johnson, Vice Chairman Gerecht. Those OPPOSED: NONE. The resolution of memorialization was approved unanimously. Mr. Sims was in eligible to vote since he was not present at the meeting when the application was heard.

## STIRLING HOTEL INC.

227 Main Avenue  
Block 11509, Lot 3

#14-07Z  
D-1 Use Variances  
Prelim/Final Site Plan  
Dev. Permit, Bulk Vars.

Vice Chairman Gerecht announced that the application for Stirling Hotel Inc. would be carried to the May 17, 2016 meeting of the Zoning Board of Adjustment **with no further notice** per the applicant's request.

**APPLICATION EFFICIENCY** – Fee and Escrow Review Report

Mr. Pesce stated that at the previous meeting a recommendation had been made to reduce some of the escrow items by one-third based on his research. Mr. Wills had asked if it would be possible to capture additional information to support the suggestion. He noted that all four (4) applications in 2015 that were reviewed showed that only 52% to 66% of the escrows collected were expended and those results supported the suggested reduction in escrows collected. Mr. Pesce then reviewed two (2) older cases and felt that one still supported the reduction in escrows collected. The other application, Chad DeBolt, was very unusual and not relevant to his analysis.

Vice Chairman Gerecht asked if all the escrows would be reduced. Ms. Kiefer responded by saying that the intent was to “cherry pick” those fees and escrows that pertain primarily to homeowner applications. Vice Chairman Gerecht agreed saying that commercial escrows should remain the same.

The board members agreed stating that the analysis and additional research confirmed the downward trend of escrow use and supported the reduction.

There was discussion amongst the board members as to whether the board should suggest an incremental decrease such as 15% and then an additional 15% however it was decided to recommend a 30% reduction all at one time.

Mr. Pesce suggested that prior to submitting the recommendation to the Planning Board, a decision should be made as to which specific escrows should be reduced. Ms. Kiefer was instructed to email to Mr. Pesce the variances requested in the applications used in the analysis.

**APPLICATION EFFICIENCY** - Land Use Checklist (bulk variances only)

The board members discussed the changes that had been made as a result of suggestions made at the last meeting it was decided that a definition for the term “impervious coverage” be added to the checklist. Ms. Kiefer was instructed to email a draft copy of the definition to the board members prior to the next meeting.

Mr. Pesce motioned, Mr. Keegan seconded and the meeting was adjourned at 8:38 PM.

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

\_\_\_\_\_  
Cyndi Kiefer  
Planning & Zoning Coordinator