



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 5, 2017

The Long Hill Zoning Board of Adjustment met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey. Notice of the meeting was posted on the Municipal Bulletin Board and Township Website, published in the Echoes-Sentinel Newspaper and filed with the Municipal Clerk.

At 8:06 pm, Chairman Gerecht made the following announcements:

- (1) Call to Order and Statement of Compliance
Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board, by sending a copy to the Echoes-Sentinel and by filing a copy with the Municipal Clerk on January 6, 2017.
- (2) Meeting Cut-Off
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 PM 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.
- (3) Electronic Devices
All in attendance are asked to turn off cell phones and the like as they interfere with taping mechanism.
- (4) Pledge of Allegiance
All persons present in the Court Room were asked to stand for the Pledge of Allegiance.
- (5) Roll Call
Board Planner Mr. O'Brien called the roll:

Present:	Absent:
Edwin Gerecht, Jr., Chairman	Michael Pesce, Vice Chairman
Tom Grosskopf	Jerry Aroneo
Brian Johnson	Richard Keegan
Michael O'Mullan	
Mike Malloy (Alt. #1)	
Jonathan Rosenberg (Alt. #2)	
Jolanta Maziarz, Esq., Board Attorney	
Debra Coonce, Zoning Board Secretary	
Kevin O'Brien, Board Planner	
Tom Lamanowicz, Board Engineer	
- (6) Executive Session
Executive Session was not required.

- (7) Appointment of Board Secretary Debra Coonce
Upon motion made and seconded, the Board unanimously approved Debra Coonce to serve as the Board Secretary through December 31, 2017.
- (8) Appointment of Board Attorney Jolanta Maziarz, Esq.
Upon motion made and seconded, the Board unanimously approved Jolanta Maziarz, Esq. to serve as the Board Attorney through December 31, 2017.

Chairman Gerecht called the first matter:

RESOLUTION – Site Plan Application with Variances
Block 10501, Lot 1 & Block 10502, Lot 1
153 Valley Road & 46 Poplar Drive
VILLAGE SUPERMARKETS, INC (SHOP RITE) #16-07Z

All Members present were present at all of the previous hearings. All acknowledged that they had read the proposed Resolution prepared by the Board Planner. After some discussion of minor changes that were needed, the Board agreed the Resolution was ready for a vote. Upon motion by Mr. Johnson and second by Mr. Grosskopf, the Resolution was adopted (with corrections) by the unanimous votes of Mr. Johnson, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg and Mr. Gerecht; they being all of the Members present and eligible to vote. A final reading of the corrected Resolution will take place at the Board's next regular meeting on Tuesday, January 2, 2018.

Chairman Gerecht called the next matter:

APPLICATION – Carried from October 17, 2017
Site Plan Application with Variances
Block 11001, Lot 27
600 Valley Road
A.R. VALLEY REALTY – #17-02Z

The Applicant proposes to renovate the existing building to include 14 apartments on the second floor above the retail space; 7 of which are existing, and 7 were previously approved but not completed. Two (2) units are proposed affordable housing units.

Vincent Bisogno, Esq. appeared as attorney for the Applicant.

Witnesses testifying under oath for the Applicant:
George H. Folk, as Engineer
Rocco Campanella, as Architect
Anthony Rascionato, as Owner

No members of the public had questions for witnesses or appeared in opposition or in support of the Application.

A color rendering of the front elevation was submitted and marked as Exhibit A-1.
A color rendering of the site plan was submitted and marked as Exhibit A-2.
A site plan entitled Future Parking Plan was submitted and marked as Exhibit A-3.

The Board was in recess from 9:10 pm to 9:28 pm.

During testimony, the Board felt that the application was an excellent development project based on the proposed improvements to the building and grounds. The Board expressed that the property can accommodate the proposed improvements as the foot print of the building was not changing, and the changes to the parking configuration were addressed adequately. As the property is an entrance way to the town, it is the Board's opinion that the proposed improvements would not be detrimental to the area. Additionally, the Applicant agreed to the following conditions of approval:

- 1) All deliveries made to rear of building.
- 2) Remove the current 10 banked parking spaces from all future consideration (site plan, etc).
- 3) Repave entire lot.
- 4) Resolve all water service locations – place on applicant's property.
- 5) Block wall grading to be reviewed.
- 6) Reduce western drive aisle coverage.
- 7) Revise site plan to show hairpin parking space striping.
- 8) Comply with all engineering comments in report dated October 31, 2017.
- 9) Comply with all affordable housing building code requirements.
- 10) Confirm sanitary flow and Township approval.
- 11) Provide copies of Soil Conservation District and County Planning Board approvals.
- 12) No visible wiring, antenna, TV dishes or like visible from front of building.
- 13) Require post development lighting inspection.
- 14) Landscape plan to be provided.
- 15) All trees and landscaping to provide a two year warranty and to be maintained.
- 16) All air-conditioning mechanicals for residential units shall be placed on the roof and shielded from view. As air-conditioning units for the non-residential tenants are replaced, the replacement units shall also be placed on the roof and shielded.
- 17) Architect shall verify the floor areas of the units and revise the plans accordingly.
- 18) Provide a revised lighting plan.
- 19) Provide planters along front walkway under balcony.
- 20) Waivers and design waivers are granted. Listed in Planner's Report.
- 21) Coordinate Affordable Housing with the Municipal Housing Liaison.
- 22) Applicant to execute deed restriction to satisfaction of Township Attorney.
- 23) Approval shall be conditioned upon the satisfaction of professional escrows.

The Board agreed that the variances requested are adding improvements to the neighborhood therefore having no negative impact.

After review of the evidence, testimony and variances requested, upon motion made by Mr. Grosskopf and seconded by Mr. O'Mullan, the Board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Mr. Grosskopf, Mr. O'Mullan, Mr. Johnson, Mr. Malloy, Mr. Rosenberg and Mr. Gerecht; they being all of the Members present and eligible to vote.

ADJOURNMENT – The Regular Meeting was adjourned at 10:52 pm

Respectfully submitted,

Debra Coonce

Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator