



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
March 7, 2017

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 8:06 pm, Chairman Gerecht 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** – Planning & Zoning Coordinator/Secretary Probst called the roll:

Present: Tom Grosskopf
Mike Malloy
Jonathan Rosenberg
Brian Johnson
Michael O’Mullan
Richard Keegan
Jerry Aroneo
Vice Chairman Michael Pesce
Chairman Ed Gerecht
Nancy Probst, Planning & Zoning Coordinator
Daniel Bernstein, Esq. Board Attorney
Kevin O’Brien, Board Planner
Tom Lemanowicz, Board Engineer

- (6) **Executive Session** – None.

- (7) **Old Business**

Public Hearing (Continued from 5/19/15, 11/3/15, 2/16/16 & 2/21/17)
Preliminary & Final Site Plan with Variances
Stirling Hotel, Inc. / Application No. 14-07Z
Block: 10515; Lot: 3
227 Main Avenue

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

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

William Hollows, as Engineer
Thomas Baldassarre, as Applicant
David Zimmerman, as Planner

Page 3 of the site plans was submitted and marked as Exhibit A-15.

The Board was in recess from 10:15 pm to 10:20 pm.

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

During testimony, the Board unanimously expressed unanimously that as the Stirling Hotel is an establishment that has been in the town for over 100 years, the application was put together well and addresses any/all outstanding and pre-existing variance situations. The only concern expressed was regarding the proximity of the proposed propane tanks and accessory structures to the residential areas. The Applicant agreed to the preparation of a separate resolution addressing the propane tanks, with specific conditions such as they must be approved by the Fire Official.

Upon motion made by Mr. Aroneo and seconded by Vice Chairman Pesce, the Board approved the complete application with conditions subject to a memorializing resolution by the votes of Mr. Aroneo, Vice Chairman Pesce, Mr. Grosskopf, Mr. Johnson, Mr. O'Mullan, Mr. Keegan and Chairman Gerecht; they being all of the Members present and eligible to vote.

Upon motion made by Vice Chairman Pesce and seconded by Mr. Aroneo, the Board approved the installation of the propane tanks with conditions subject to a memorializing resolution by the votes of Vice Chairman Pesce, Mr. Aroneo, Mr. Grosskopf, Mr. O'Mullan, Mr. Keegan and Chairman Gerecht; they being all of the Members present and eligible to vote. Mr. Johnson voted against the resolution for the propane tanks.

(8) New Business

At the beginning of the meeting before starting testimony for the Stirling Hotel application, Chairman Gerecht informed the Board that together with the Planning Board, the initial deposit for application escrow deposits was being raised to \$1,800.00 to sufficiently cover initial completeness review prior to applications being scheduled for hearings. Upon motion made and seconded, all Board members were in agreement.

(9) Miscellaneous – None.

(10) Public Comment Period – None.

(11) Adjournment – The Regular Meeting was adjourned at 10:57 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.