



# 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 February 20, 2018

The Township of 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 8:01 pm, Chairman Gerecht called the meeting/hearing to order and asked the Board Secretary to call the roll (out of sequence from the Agenda):*

**Roll Call** – Secretary Coonce called the roll:

Present:	Edwin Gerecht, Jr., Chairman	Absent:	Jerry Aroneo
	Michael O’Mullan, Vice Chairman		
	Tom Grosskopf	Excused:	Tom Lamanowicz, Board Eng.
	Brian Johnson		Kevin O’Brien, Board Planner
	Mike Malloy		
	Jonathan Rosenberg		
	Gary Gianakis (Alt. #1)		
	Victor Verlezza (Alt. #2)		
	Jolanta Maziarz, Esq., Board Attorney		
	Debra Coonce, Board Secretary		

*Chairman Gerecht then made the following announcements:*

- 1) **Statement of Compliance**
- 2) **Meeting Cut-Off**
- 3) **Electronic Devices**
  
- (4) **Pledge of Allegiance** – Recited by all in attendance.
- (5) **Roll Call** (*Completed above*)
- (6) **Oath of Office** – (*02:00 on meeting video*)  
The oath of office was administered by Jolanta Maziarz, Esq. to Mike Malloy.
- (7) **Approval of Meeting Minutes** – (*03:25 on meeting video*)  
The Minutes of January 16, 2018 were accepted as presented.
- (8) **Executive Session** – None.
- (9) **Resolution** – (*04:00 on meeting video*)  
Application No. 17-02Z / AR Valley Realty, LLC / 600 Valley Road

Upon motion made by Vice Chairman O'Mullan and seconded by Mr. Rosenberg, the Board approved the resolution by the unanimous votes of Vice Chairman O'Mullan, Mr. Rosenberg, Mr. Grosskopf, Mr. Johnson, Mr. Malloy and Chairman Gerecht; they being all of the Members present and eligible to vote.

**(10) Applications – (05:30 on meeting video)**

Bulk Variances  
Block 12203 / Lot 40 / Zone R-3  
2096 Valley Road, Millington  
Application No. 17-07Z  
David Weuste

Applicant proposes to construct a deck in the rear yard of a single family residence. Violation of the following within Section 131 of the Land Use Ordinance:

- Minimum Lot Area – 30,000 SF required, 20,471 SF proposed; 9,529 SF variance requested
- Minimum Lot Width – 150' required, 119' proposed; 31' variance requested
- Front Yard Setback – 50' required, 48' proposed; 2' variance requested
- Rear Yard Setback – 40' required, 15.5' proposed; 24.5' variance requested

David Weuste was sworn in to offer testimony.

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. As the Applicant had previously planted a line of evergreens along the rear yard fence line to provide a buffer from the neighbor, the Board agreed that the variances requested are conforming to the neighborhood therefore having no negative impact. The Board requested the following conditions of approval which the Applicant agreed to:

- Amend the plans to show the impervious coverage on the property.
- Comply with any/all Township Construction Codes and County ordinances/approvals.
- Replace existing evergreen plantings if and when damaged or dying.

Upon motion made by Mr. Grosskopf and seconded by Mr. Johnson, the board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Mr. Grosskopf, Mr. Johnson, Mr. Malloy, Mr. Rosenberg, Mr. Gianakis, Vice Chairman O'Mullan and Chairman Gerecht; they being all of the Members present and eligible to vote.

**(11) Old Business – (45:25 on meeting video)**

- a. Chairman Gerecht reviewed the letter from the Board addressed to the Township Committee dated 2/20/18 regarding the decision not to re-appoint Michael Pesce to the Board for 2018. All members were in agreement to forward it to the Township Committee.
- b. Chairman Gerecht reviewed the proposed amendments to the Board's Rules/By-laws with regards to limiting members of the public when speaking to or addressing the Board so as to not exceed 5 minutes. Limited statements will ensure all members of the public be allowed ample time to make statements. Board Attorney Maziarz further explained when members of the public are asking questions, generally there is no way to limit the time as the public has a right to ask questions of the Board or of anyone providing testimony to the Board. Statements can be limited to 5 minutes; the Board agreed to the proposed amendments.

Upon motion made by Vice Chairman O'Mullan and seconded by Mr. Grosskopf the proposed amendments to the Zoning Board of Adjustment's Rules of Procedures was approved by the unanimous votes of Vice Chairman O'Mullan, Mr. Grosskopf, Mr. Johnson, Mr. Malloy, Mr. Rosenberg, Mr. Gianakis, Mr. Verlezza and Chairman Gerecht; they being all of the Members present and eligible to vote.

- c. Chairman Gerecht reviewed the Application Status information provided to the Board by Secretary Coonce discussing applications that are currently pending.
- d. Secretary Coonce noted to the Board that the Annual Report is currently being reviewed by Board Planner O'Brien, and should be ready to be included on the Board's agenda within the next month.

(12) **New Business** – None.

(13) **Public Questions / Comment Period** – None.

(14) **Adjournment** – The Regular Meeting/Hearing adjourned at 9:08 pm.

Respectfully submitted,

*Debra Coonce*

Debra Coonce  
Zoning Board Secretary  
Planning & Zoning Board Coordinator

*Video and/or recordings of the meeting(s) are available via the Township website at [www.longhillnj.gov](http://www.longhillnj.gov) or by OPRA (Open Public Meetings 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.*