



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 July 17, 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 8:07 pm, Acting Chairman O'Mullan 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 Coonce called the roll:

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

(6) Approval of Meeting Minutes (8:08) – The Minutes of June 19, 2018 meeting were accepted as presented.

Acting Chairman O'Mullan announced the Agenda will be out of sequence in order to hold an Executive Session after the Application.

(7) Application (8:09)

Bulk Variance (*Adjourned from June 19, 2018*)

Block 12701 / Lot 10 / Zone R-2

144 Shawnee Path, Millington

Application No. 18-10V

Michael & Charlene Braverman

Applicant proposes to construct a pool in the rear yard of a single family residence. Violation of the following sections (density modification subdivision):

- Section 124.12 – Lot Area – 31,500 SF required, 30,313 SF proposed; 1,187 SF variance requested
- Section 124.12 – Lot Coverage – 20% allowed, 23.4% proposed; 3.4% variance requested

Michael & Charlene Braverman were sworn in to offer testimony.

Witness sworn in to offer testimony on behalf of the Applicant:
Rudy Holtzmann, as Engineer

Witnesses sworn in to offer testimony on behalf of the Township of Long Hill:
Tom Lemanowicz, Board Engineer
Kevin O'Brien, Board Planner

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

During testimony, as the property is located within a density modification subdivision, the Board agreed that the lot is undersized for the zone, creating the hardship of an existing condition. 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:

- Applicants shall comply with the recommendations of the Board Engineer's report dated 7/15/18.
- Any/all lighting shall comply with the Township's Land Use Ordinance and shall be installed downward facing.

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

(8) **Old Business** (8:07) – Annual Report

As Chairman Gerecht is absent, the Board agreed to adjourn further discussion and review of the Annual Report to the next meeting on August 7, 2018.

(9) **New Business** – None.

(10) **Executive Session** (9:05) – Upon motion made and seconded the Board unanimously agreed by resolution prepared by Attorney Maziarz to go into Executive Session to discuss matters of contract negotiations for Board Professionals.

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

(12) **Adjournment** – The Regular Meeting/Hearing adjourned at 9:34 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator

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.