



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 September 4, 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 8:03 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** – Secretary Coonce called the roll:

Present:	Edwin Gerecht, Jr., Chairman Michael O’Mullan, Vice Chairman Brian Johnson Mike Malloy Jonathan Rosenberg 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	Excused: Tom Grosskopf Absent: Jerry Aroneo
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- (6) **Approval of Meeting Minutes (8:04)** –The Executive Session Minutes of the July 17, 2018 were accepted as presented. The Minutes of the August 7, 2018 meeting were accepted as amended.

- (7) **Review of Meeting Dates for 2019 (8:07)** – The Board reviewed the proposed dates and had no recommended changes. Secretary Coonce asked if the Board would like to consider starting all meetings at 7:30 pm; Chairman Gerecht polled the Board members and it was determined that meeting start time would remain at 8:00 pm.

- (8) **Executive Session** – None.

- (9) **Applications (8:09)**

Board Engineer Tom Lemanowicz and Board Planner Kevin O’Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

Minor Subdivision with Variances
Block 13901 / Lot 1.01 / Zone M-H & R-4
609-615 Meyersville Road
Application No. 18-12Z
Crow's Nest West, LLC

As the property is currently a split zone property, the Applicant proposes to subdivide the existing property into two (2) separate properties as per the M-H and R-4 zones.

Jay Delaney, Esq. appeared on behalf of the Applicant.

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

Michael Pessolano, as Planner
William Kaufman, as Applicant and Owner
David Fantina, as Engineer

Members of the public with questions for the Applicant:

Dennis Sandow, 29 Windsor Way, Millington

A color rendering of the Development Plan was submitted and marked as Exhibit A-1.
Color photos and an aerial map were submitted and marked as Exhibit A-2.

The Board was in recess from 10:22 pm to 10:31 pm.

Upon motion made and seconded, the Board was in agreement to extend the meeting/hearing until 11:30 pm.

During testimony, the Board agreed that the property and uses are pre-existing non-conforming conditions. The Applicant's Planner Mr. Pessolano reviewed the detailed history of the property and the uses within the M-H zone, as well as the specific relief/variances required for the record. Board Planner O'Brien and Board Engineer Lemanowicz reviewed the specific conditions agreed to by the Applicant. The majority of the Board agreed that the variances requested are due to the pre-existing non-conforming conditions on the property, and therefore have no negative impact on the neighborhood or the creation of the proposed two (2) separate lots/properties for the above mentioned uses.

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

- (10) **Old Business** – None.
- (11) **New Business** – None.
- (12) **Public Questions / Comment Period** – None.
- (13) **Adjournment** – The Regular Meeting/Hearing adjourned at 11:36 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.