



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS  
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

TOWNSHIP OFFICES  
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## ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING September 18, 2018

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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 8:02 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 Tom Grosskopf Brian Johnson Mike Malloy Gary Gianakis (Alt. #1) Jolanta Maziarz, Esq., Board Attorney Debra Coonce, Board Secretary Tom Lamanowicz, Board Eng. Kevin O’Brien, Board Planner	Absent: Jerry Aroneo Jonathan Rosenberg Victor Verlezza (Alt. #2)
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- (6) **Approval of Meeting Minutes (8:03)** – The Minutes of September 4, 2018 were accepted as amended.
  
- (7) **Executive Session** – None.
  
- (8) **Resolution (8:05)** – ***United National Redevelopment Group / Application No. 18-11Z***  
Upon motion made by Vice Chairman O’Mullan and seconded by Mr. Malloy, the Board approved the memorializing resolution by the unanimous votes of Vice Chairman O’Mullan, Mr. Malloy, Mr. Gianakis and Chairman Gerecht; they being all of the Members present and eligible to vote.

(9) **Applications (8:06)**

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

***Variance***

Block 14602 / Lot 26 / Zone R-2

840 Meyersville Road

Application No. 18-02Z

Zoltan Balog

Applicant proposes to construct an addition to a single family residence.

Zolton Balog was sworn in to offer testimony.

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

Nicholas Ferrara, as Architect

William Hollows, as Engineer

Members of the public with questions for the Applicant:

Paul Meringolo, 856 Meyersville Road

A color photographs were submitted and marked as Exhibit A-1.

A color survey was submitted and marked as Exhibit A-2.

During testimony, the Applicant agreed to provide an updated zoning table with the calculations of the basement, and to provide further information from the County regarding the easement and the placement of the shed. 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.

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

***The Board was in recess from 9:25 pm to 9:33 pm.***

***Variance***

Block 13404 / Lot 5 / Zone R-2

93 Morristown Road

Application No. 18-07Z

Neleh LLC

Applicant proposes to construct a new single family residence.

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

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

Cathy Mueller, as Engineer

Mike Ekshian, as Architect

Members of the public with questions for the Applicant:  
Richard Lesbirel, 75 Morristown Road

During testimony, as per the reports provided by the Board professionals, the Applicant agreed to revise the plans to reflect the driveway curve, the proposed height and basement area calculations, lighting and drainage design as well as soil testing on the property. 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.

Upon motion made by Mr. Grosskopf and seconded by Vice Chairman O'Mullan, the Board approved the variances requested with conditions subject to a memorializing resolution by the votes of Mr. Grosskopf, Vice Chairman O'Mullan, Mr. Johnson, Mr. Malloy, Mr. Gianakis and Chairman Gerecht; 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 10:53 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](http://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.*