



TOWNSHIP OF LONG HILL

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

TOWNSHIP OFFICES
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

ZONING BOARD OF ADJUSTMENT MINUTES OF THE MEETING October 2, 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) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**

(5) **Pledge of Allegiance** – Recited by all in attendance

(6) **Roll Call** – Secretary Coonce called the roll:

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

Excused: Jerry Aroneo
Gary Gianakis (Alt. #1)

(7) **Executive Session** – None.

(8) **Applications (8:05)**

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

Variances

Block 13803 / Lot 1 / Zone R-2

26 Hickory Tavern Road

Application No. 18-15Z

Kirsten & Gustavo Alvarez

Applicant proposes to construct a new single family residence.

Fred Zelle, Esq. appeared on behalf of the Applicant.

Kirsten & Gustavo Alvarez were sworn in to offer testimony.

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

Kevin Page, as Engineer & Planner

Members of the public with questions for the Applicant and/or witnesses:

Jane Hecht, 202 Preston Drive

During testimony, the Applicant agreed to provide a lighting plan for the Board Planner to review prior to submitting to the construction department. 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. Johnson, the Board approved the variances requested with conditions subject to a memorializing resolution by the unanimous votes of Vice Chairman O'Mullan, Mr. Johnson, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg, Mr. Verlezza and Chairman Gerech; they being all of the Members present and eligible to vote.

The Board was in recess from 9:35 pm to 9:43 pm.

***Certificate of Non-Conformity or
Expansion of a Non-Conforming Use***

Block 11505, 11506, 11507 / Lots 25, 1 & 24, 1 / Zone Conservation

219 Railroad Avenue

Application No. 18-18Z

Robert Falzon

Applicant proposes to continue the existing use on the property as mixed use for maintenance and storage of vehicles and equipment.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Mr. Zelle asked the Board to carry the matter to October 16, 2018 and the Board agreed with no further notice required by the Applicant.

Use Variance

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 18-16Z

Jonathan Roker

Applicant proposes to construct a new multi-family residential apartment building; seeking the use variance at this time.

Fred Zelle, Esq. appeared on behalf of the Applicant.
Jonathan Rocker was sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Kevin Page, as Engineer

Members of the public with questions for the Applicant and/or witnesses:
Roseann Hall, 18 Metzler Place
Louis Hall, 18 Metzler Place
Betty Coleman, 58 Plainfield Road

During the initial testimony, members of the Board expressed concern over proposed traffic patterns, garbage/recycling removal and the overall height of the proposed building, and suggested the Applicant review the issues prior to the next Board hearing.

Upon agreement, the application was carried to October 16, 2018 with no further notice required by the Applicant.

- (9) **Old Business** – None.
- (10) **New Business** – None.
- (11) **Public Questions / Comment Period** – None.
- (12) **Adjournment** – The Regular Meeting/Hearing adjourned at 10:55 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.