



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 November 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 8:02 pm, Vice Chairman O'Mullan 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: Michael O'Mullan, Vice Chairman
Jerry Aroneo *
Brian Johnson
Mike Malloy

Excused: Edwin Gerecht, Jr., Chairman

Absent: Tom Grosskopf
Jonathan Rosenberg

Gary Gianakis (Alt. #1)
Victor Verlezza (Alt. #2)
Jolanta Maziarz, Esq., Board Attorney
Debra Coonce, Board Secretary

*Mr. Aroneo joined the meeting at 8:08 pm.

- (7) **Executive Session** – None.
- (8) **Approval of Memorializing Resolution**

Kirsten & Gustavo Alvarez / Application No. 18-15Z

Upon motion made by Mr. Johnson and seconded by Mr. Malloy, the Board approved the memorializing resolution as amended by the votes of Mr. Johnson, Mr. Verlezza and Vice Chairman O'Mullan; they being all of the Members present and eligible to vote.

(9) **Applications**

***Certificate of Non-Conformity or
Expansion of a Non-Conforming Use (Carried from 10/2/18, 10/16/18 & 11/6/18)***

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 December 4, 2018 and the Board agreed with no further notice required by the Applicant.

Use Variance (Carried from 11/6/18)

Block 11513 / Lot 13 / Zone LI-2

254 Mercer Street, Sterling

Application No. 18-19Z

Grind Time Fitness LLC

Applicant proposes a new fitness center/gym.

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

Mr. Zelle asked the Board to carry the matter to December 4, 2018; the Applicant has re-noticed based on updates to the application.

(10) **Old Business** – None.

(11) **New Business** – Secretary Coonce requested the Board schedule a Special Joint Meeting with the Planning Board in order to enter into Executive Session to begin the interview process for the position of Board Engineer, and the Board Members agreed.

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

(13) **Adjournment** – The Regular Meeting/Hearing adjourned at 8:15 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.