



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
April 2, 2019

The 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 8:05 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:

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| Present: Chairman Ed Gerecht Vice Chairman Brian Johnson Tom Grosskopf Mike Malloy Victor Verlezza (Alt. #1) Vicky Brooks (Alt. #2) Debra Coonce, Board Secretary Jolanta Maziarz, Esq., Board Attorney Gary Szelc, Board Engineer Kevin O'Brien, Board Planner | Absent: Jerry Aroneo Excused: Gary Gianakis Jonathan Rosenberg |
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- (7) **Executive Session** – None.
- (8) **Approval of 2015-2016 Meeting Minutes** – None.
- (9) **Approval of Meeting Minutes** – The Meeting Minutes of March 19, 2019 were accepted as presented.
- (10) **Application (8:08)**

Certificate of Non-Conformity or Expansion of a Non-Conforming Use
(Carried from 10/2/18, 10/16/18, 11/20/18, 12/4/18, 1/8/19, 3/5/19 & 3/19/19)
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.

Board Engineer Gary Svelc and Board Planner Kevin O'Brien remain sworn in to offer testimony on behalf of the Township of Long Hill.

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

Mr. Zelley noted to the Board that the waiver requests and the checklist have been updated.

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

Edward Anderson, as Applicant
William Hollows, as Engineer
James Kyle, as Planner

Floor plans for the existing building were submitted and marked as Exhibits A-12 and A-13.

A revised written description (formerly Exhibit A-6) of the proposed business was submitted and marked as Exhibit A-14.

A detail of the proposed garage was submitted and marked as Exhibit A-15.

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

Brian Snead, of Stirling
Marie Colangelo, of Stirling
Stephen Colangelo, of Stirling
Christine Melapioni, of Stirling

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

During testimony, the Board requested the Applicant provide a better, more detailed written statement of the types of vehicles and activity proposed that will be on the property. Upon learning that the Long Hill Police Department had conducted a traffic study on Railroad Avenue, the Board and Applicant agreed that Ms. Coonce would obtain a copy of that study to be distributed and reviewed at the next hearing date.

Upon agreement and upon motion made and seconded, the Board carried the application to April 16, 2019 with no further notice required by the Applicant.

- (11) **Old Business** – None.
- (12) **New Business** – None.
- (13) **Public Questions/Comment Period** – None.
- (14) **Adjournment** – The Regular Meeting was adjourned at 11:06 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.