



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 April 16, 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:

Present: Chairman Ed Gerecht
Vice Chairman Brian Johnson
Jerry Aroneo
Tom Grosskopf
Mike Malloy
Jonathan Rosenberg
Vicky Brooks (Alt. #2)
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Richard Keller, Board Engineer
Kevin O'Brien, Board Planner

Excused: Gary Gianakis
Victor Verlezza (Alt. #1)

- (7) **Executive Session** – None.

- (8) **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 & 4/2/19)*
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 Rich Keller 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.

Chairman Gerecht announced that Detective Roland James Sutton, Jr. of the Long Hill Police Department had conducted a traffic study on Railroad Avenue that the Board was made aware of at the last hearing. Detective Sutton was sworn in to offer testimony and answer questions regarding the study.

Witnesses sworn in to offer testimony:

Chief Naga, Township of Long Hill Police Chief

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

Robert Falzon, as Applicant

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

Edward Anderson, as Applicant

William Hollows, as Engineer

James Kyle, as Planner

A color aerial photo and Tax Map Parcel Basemap was submitted and marked as Exhibit A-16.

A list of commercial motorized vehicles to be stored on site overnight was submitted and marked as Exhibit A-17.

A list of the commercial vehicles projected as additional daily round trips was submitted and marked as Exhibit A-18.

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

Brian Snead, of Stirling

Marie Colangelo, of Stirling

The Board was in recess from 9:42 pm to 9:52 pm.

The Applicant's attorney Mr. Zelley stated that Mr. Falzon and Mr. Anderson had a meeting with the neighbors to discuss their concerns and any impact the operations on Railroad Ave might have. He also stated that they were able to come to agreements as far as limitations to the business and site that will be included in any resolution of approval.

During testimony, based on the Applicant's willingness to remove the existing dirt pile from the Township property and that they were able to satisfy the concerns of the neighbors, the Board agreed that the modification and expansion of the previous use of the site would not be a detriment to the community.

Upon motion made by Mr. Aroneo and seconded by Vice Chairman Johnson, the Board approved the application with conditions subject to a memorializing resolution by the unanimous votes of Mr. Aroneo, Vice Chairman Johnson, Mr. Grosskopf, Mr. Malloy, Mr. Rosenberg, Ms. Brooks and Chairman Gerecht; they being all of the Members present and eligible to vote.

- (9) **Old Business** – None.
- (10) **New Business** – None.
- (11) **Public Questions/Comment Period** – None.
- (12) **Adjournment** – The Regular Meeting was adjourned at 10:15 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.