



# 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 August 13, 2019

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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 8:09 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	Absent or Excused:	Vice Chairman Brian Johnson
	Jerry Aroneo		Mike Malloy
	Gary Gianakis		Jonathan Rosenberg
	Tom Grosskopf		
	Victor Verlezza (Alt. #1)		
	Vicky Brooks (Alt. #2)		
	Debra Coonce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Richard Keller, Board Engineer		
	Kevin O'Brien, Board Planner		

(7) Executive Session – None.

(8) 2016 Meeting Minutes – The Meeting Minutes of January 19, 2016 were accepted as presented.

(9) 2019 Meeting Minutes – The Meeting Minutes of June 18, 2019 were accepted as presented.

(10) New Business – Request for Proposal / Board Planner

Upon motion made and seconded, the Board accepted the request for proposal and agreed to begin the process for the position of Board Planner to start in 2020.

(11) **Applications**

Board Engineer Keller and Board Planner O'Brien were sworn in to offer testimony on behalf of the Township.

***Variance***

Block 12807 / Lot 8 / Zone R-2

168 Bungalow Terrace

Application No. 18-20Z

Kenwood Grand, LLC

Applicant proposes to construct a new single family home and detached garage.

Gary Platt, Esq. appeared on behalf of the Applicant.

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

David Fantina, as Engineer

Board Engineer Keller reviewed the areas of the plans that are inadequate for the Board to review thoroughly. The Applicant's Engineer agreed to make revisions to the plans accordingly.

Upon agreement, the application was carried to a future date. Once plans are received and deemed to be adequate for the Board to move forward, a new hearing date will be set and the Applicant will notice for the new date.

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Board Engineer Keller and Board Planner O'Brien were sworn in to offer testimony on behalf of the Township.

***Variance***

Block 13402 / Lot 27 / Zone R-3

88 Cottage Place

Application No. 19-05Z

Joseph & Jenifer Clark

Applicants propose to construct an addition to a single family residence.

Joseph & Jenifer Clark were sworn in to offer testimony.

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

Joseph Primiano, as Architect

No members of the public were present to ask questions of the Applicant.

During testimony, the Board agreed that the plans will be a nice addition to the neighbor and because the lot is as existing non-conforming undersized lot, the variances requested will not be a detriment.

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

(12) **Old Business** – Request for Special Meeting August 20, 2019

***Petroleum Marketing Group, Inc. (Exxon Gas Station)***

After discussion, a motion was made and seconded to not hold the Special Meeting but to meet on 8/20/19 and carry the application without the Applicant having to re-notice. All members of the Board were in agreement.

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

(14) **Adjournment** – The Regular Meeting was adjourned at 10:42 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.*