



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
October 15, 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 8:02 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 Gary Gianakis Tom Grosskopf Mike Malloy Jonathan Rosenberg Vicky Brooks (Alt. #2) Debra Coonce, Board Secretary Jolanta Maziarz, Esq., Board Attorney Kevin O'Brien, Board Planner	Absent: Victor Verlezza (Alt. #1) Excused: Richard Keller, Board Engineer
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- (7) **Executive Session** – None.

- (8) **Meeting Minutes** – The Meeting Minutes of October 1, 2019 were carried to the Board's next meeting.

- (9) **Application**

*Amendment to Site Plan Approval with Bulk Variance
(Carried from 6/4/19, 6/18/19, 8/20/19 & 9/17/19)*
Block 10514 / Lot 5 / Zone B-D/PVO
5 Poplar Drive
Application No. 19-02Z
Petroleum Marketing Group, Inc. (Exxon Gas Station)

Applicant proposes to modify the existing freestanding sign to replace the unit price numbers with LED price numbers (no change to the size, height or color of the sign) and to replace the existing "Exxon" canopy signs with internally illuminated signs.

Board Planner O'Brien remains sworn in to offer testimony on behalf of the Township.

John Molinelli, Esq. appeared on behalf of the Applicant.

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

William R. Vogt, Jr., as Engineer
James Riley, as Exxon Representative
George Williams, as Planner

Photographs and colored rendering were submitted and marked as Exhibit A-6.

Photographs of the proposed illuminated canopy were submitted and marked as Exhibit A-7.

Enlarged site plans were submitted and marked as Exhibit A-8.

Additional photographs were submitted and marked as Exhibit A-9.

Stock specifications sheet was submitted and marked as Exhibit A-10.

The Board was in recess from 10:12 pm to 10:28 pm.

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

Upon motion made and seconded, the Board agreed to extend the meeting by 15 minutes.

Interpretation – The Applicant requested an interpretation for a determination as to whether or not the proposed electronic message board would constitute a D-1 use variance as electronic message boards are not permitted in the zone. The Board determined that the proposed LED price numbers do not constitute an electronic message board; therefore a use variance will not be required.

Upon motion made by Mr. Grosskopf and seconded by Mr. Rosenberg, the Board has interpreted a gasoline station sign showing prices with LED numbers to be a gasoline service station sign and not an electronic message sign by the votes of Mr. Grosskopf, Mr. Rosenberg, Mr. Gianakis, Mr. Malloy, Vice Chairman Johnson and Chairman Gerecht; they being all of the Members present and eligible to vote. Mr. Aroneo voted against the interpretation.

Upon motion made and seconded, the Board agreed to extend the meeting by another 15 minutes.

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

(10) **Old Business** – None.

(11) **New Business** – None.

(12) **Adjournment** – The Regular Meeting was adjourned at 11:30 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.