



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
July 21, 2020**

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

At 7:35 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**

- (4) **Pledge of Allegiance** – Recited by all in attendance.

- (5) **Roll Call** – Secretary Coonce called the roll:

Present:	Excused:
Chairman Ed Gerecht	Jonathan Rosenberg
Jerry Aroneo	Vice Chairman Brian Johnson
Gary Gianakis	Richard Keller, Board Engineer
Tom Grosskopf	
Mike Malloy	
Jonathan Rosenberg	
Mike Pesce (Alt. #1)	
Scott Hain (Alt. #2)	
Debra Coonce, Board Secretary	
Jolanta Maziarz, Esq., Board Attorney	
Spach Trahan, Board Planner	

- (6) **Meeting Minutes** – The Meeting Minutes of April 7, 2020, May 19, 2020, June 16, 2020 and July 7, 2020 were accepted as presented.

- (7) **Application** –
Board Planner Trahan was sworn in to offer testimony on behalf of the Township.

Bulk Variances

Block 13001 / Lot 5 / Zone R-3
68 Central Avenue
Application No. 2020-03Z

Mentor & Jessica Bitici

Applicant proposes an addition to a single family residence.

Mentor Bitici was sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:
James Ramentol, as Architect

Photos and elevations sheets (2 sheets P-1 and P-2) were submitted and marked as Exhibit A-1.
Revised Site Plan sheet T-1 dated 7/21/2020 was submitted and marked as Exhibit A-2.
Revised elevation sheet A-4 dated 7/21/2020 was submitted and marked as Exhibit A-3.
Revised elevation sheet A-4.1 dated 7/21/2020 was submitted and marked as Exhibit A-4.

No members of the public had questions or statements for the Applicant.

During discussion, the Board was in favor of the application noting that the bulk (c) and floor area (d) variances requested are due to existing non-conforming conditions on the property. The Board agreed the benefits of the application outweigh any detriments.

Upon motion made by Mr. Aroneo and seconded by Mr. Malloy, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Aroneo, Mr. Malloy, Mr. Gianakis, Mr. Grosskopf, Mr. Pesce, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

- (8) **Old Business/New Business** – None.
- (9) **Adjournment** – The Regular Meeting was adjourned at 9:08 pm.

Respectfully submitted,



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.