



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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**ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING / HEARING AGENDA
VIA VIDEO CONFERENCE CALL
December 21, 2021 – 7:30 PM**

PUBLIC ACCESS:

**When: Dec 21, 2021 07:30 PM Eastern Time (US and Canada)
Topic: ZONING BOARD SPECIAL MEETING/HEARING**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83061680344?pwd=TWswWHVLQ3FrbXVmU1l0eTVGNHJjdz09>

Passcode: 618510

Or One tap mobile :

US: +19292056099,,83061680344#,,,,*618510# or +13017158592,,83061680344#,,,,*618510#

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8782 or +1 346 248 7799**

Webinar ID: 830 6168 0344

Passcode: 618510

(1) CALL TO ORDER AND STATEMENT OF COMPLIANCE

Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board and website, by sending a copy to the Echoes-Sentinel and Courier News newspapers and by filing a copy with the Municipal Clerk.

(2) STANDARD BOARD PROCEDURES

Any hearing conducted by the Board is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

(3) MEETING CUT-OFF

Announcement is made that, as a matter of procedure, it is the intention of the Zoning Board of Adjustment not to continue any matter past 10:30 PM at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.

- (4) **PLEDGE OF ALLEGIANCE**
- (5) **ROLL CALL**
- (6) **MEETING MINUTES** – November 9, 2021, November 16, 2021 & November 18, 2021
- (7) **RESOLUTION** – DOAR, LLC (Ancona Bistro) / Application No. 21-07Z
- (8) **APPLICATIONS** –

Variance

Block 13004 / Lot 22.01 / Zone R-4

310 Elm Street

Application No. 21-18Z

Ken Chwatek

Applicant proposes to construct a new deck in the rear yard of a single-family residence. Lot coverage variance is requested.

Variance

Block 13404 / Lot 1.04 / Zone R-2

35 Morristown Road

Application No. 21-19Z

Chris Caiazza

Applicant proposes to construct an exterior staircase from the basement level at the rear of yard of a single-family residence. Lot coverage variance is requested.

Use Variance

(Carried from 5/4/21, 5/18/21, 7/6/21, 9/7/21, 10/5/21 & 11/16/21)

Block 11606 / Lots 17 & 18

224-226 & 230 Main Avenue

Application No. 21-03Z

224230 MAINST, LLC

Applicant proposed to merge the existing two (2) lots and construct a two (2) story residential apartment building consisting of six (6) units on the ground floor and five (5) units on the second floor. The Applicant is currently bifurcating the site plan approval and seeking only the required use variances at this time.

- (9) **OLD BUSINESS / NEW BUSINESS**
- (10) **ADJOURNMENT**

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.