



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/HEARING
January 5, 2021

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

At 7:34 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** – Board Secretary Coonce called the roll:

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

Chairman Gerecht stated that due to a conflict in dates with the Township Committee the Board will need to move the annual reorganizational meeting to January 19, 2021. Upon motion made and seconded, the Board unanimously agreed to carry the reorganizational meeting to January 19, 2021.

- (6) **Meeting Minutes** – The Meeting Minutes of December 1, 2020 were approved as presented.

- (7) **Application**

Use Variance

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 2020-02Z

Jonathan Rocker

Applicant proposes to construct a new multi-family residential apartment building; seeking the use variance at this time.

At the request of the Applicant and upon motion made and seconded, the Board unanimously agreed to carry the application to February 2, 2021 with no further notice required by the Applicant.

Extension of Resolution

Block 13803 / Lot 1 / Zone R-2
26 Hickory Tavern Road
Application No. 18-15Z
Kirsten & Gustavo Alvarez

Frederick Zelley, Esq. appeared on behalf of the Applicant.

Mr. Alvarez was sworn in to offer testimony.

Due to economic constraints with the proposed home that was originally proposed, the Applicants have decided to sell the property with the variance in place for a future owner to construct a home within the confines of the originally approved resolution.

Board Attorney Maziarz noted that based on the current ordinances, the Board has the jurisdiction to extend the resolution for a certain period of time; generally for a period of 12 months.

During discussion, the Board discussed and agreed to extend the resolution for the period beginning in 2019 when the resolution had expired through January 2022.

Upon motion made by Mr. Grosskopf and seconded by Mr. Rosenberg, the resolution extension was approved subject to a memorializing resolution by the unanimous votes of Mr. Grosskopf, Mr. Rosenberg, Mr. Gianakis, Mr. Malloy, Mr. Hain and Chairman Gerech; they being all members present and eligible to vote.

(8) Old Business/New Business

Board Secretary Coonce suggested a minor change to the proposed 2021 meeting schedule, that the Zoning Board only hold one meeting in the month of January going forward due to potential scheduling conflicts with the Township Committee and their reorganizational meeting. After discussion and explanation by Board Attorney Maziarz, the Board agreed to only hold one meeting in January beginning in 2022 which would be the 3rd Tuesday of the month.

(9) Adjournment – The Regular Meeting/Hearing was adjourned at 8:04 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.