



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
February 16, 2021**

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

At 7:32 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: Richard Keller, Board Engineer
Vice Chairman Brian Johnson
Jerry Aroneo *
Gary Gianakis
Tom Grosskopf
Mike Malloy
Jonathan Rosenberg
Mike Pesce (Alt. #1)**
Scott Hain (Alt. #2)
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Elizabeth Leheny, Board Planner

* Mr. Aroneo joined the meeting at 8:01 pm.

** Mr. Pesce joined the meeting at 8:13 pm.

- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of January 5, 2021, January 19, 2021 and February 2, 2021 were accepted as amended.

- (7) **Resolutions** –
 - ***Kirsten & Gustavo Alvarez / Application No. 18-15Z***
Board Attorney Maziarz reviewed the resolution for the Board members.

Upon motion made by Mr. Malloy and seconded by Mr. Rosenberg, the resolution was unanimously approved by the votes of Mr. Malloy, Mr. Rosenberg, Mr. Gianakis, Mr. Grosskopf, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

➤ **664-676 Valley Road, LLC (Valero Station) / Application No. 19-14Z**

Board Attorney Maziarz reviewed updates to the resolution for the Board members.

Upon motion made by Mr. Grosskopf and seconded by Mr. Gianakis, the resolution was unanimously approved by the votes of Mr. Grosskopf, Mr. Gianakis, Mr. Malloy, Mr. Hain, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

➤ **T-Mobile Northeast LLC / Application No. 2020-06Z**

Board Attorney Maziarz reviewed updates to the resolution for the Board members. During discussion, members of the Board had further questions regarding the possibility of oversight on the site by an engineer or representative of PSE&G during construction; Board Attorney Maziarz suggested further review of the resolution with the Applicant, and the Board agreed to review a revised resolution at the Board's next meeting scheduled for March 2, 2021.

(8) Applications (8:00 pm)

Bulk Variances

Block 13001 / Lot 3 / Zone R-3

62 Central Avenue

Application No. 2020-08Z

Walter Thievon

Applicant proposes an addition to a single-family home.

Board Planner Leheny was sworn in to offer testimony on behalf of the Township.

Crista Bennett and Walter Thievon were sworn in to offer testimony.

No members of the public were present with questions or comments for the Applicant.

During discussion, the Board agreed as the property is an existing non-conforming undersized lot, the variances requested were reasonable and would not be a detriment to the neighborhood.

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

Mr. Pesce joined the meeting at 8:13 pm and Board Attorney Maziarz administered the oath of office; his term as Alternate #1 to expire 12/31/22.

Use Variance (Carried from 11/3/20, 12/1/20, 1/5/21 & 2/2/21)

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.

Mr. Gianakis recused himself and left the meeting at 8:19 pm.

Board Planner Leheny remains sworn in to offer testimony on behalf of the Township of Long Hill.

Jeffrey Lehrer, Esq. appeared on behalf of the Applicant.

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

John Rocker, as Applicant
Brian Krawitz, as Applicant

Jordan S. Friedman, Esq. was present to ask questions of the Applicant and the witnesses; representing objectors Terence Golden and Sterling Flowers, LLC of Stirling.

Rosemary Stone-Daugherty, Esq. was present to ask question of the Applicant and the witnesses; representing objector Linda Parisi of Stirling.

Members of the public with questions for the Applicant and their witnesses:
Rose Ann Hall, of Gillette

The Board was in recess from 9:06 pm to 9:18 pm.

Upon motion made and seconded, the Board extended the meeting to 11:00 pm.

During discussion, the majority of the Board members felt that the property is a very unique site, and the area is largely in transition thus making the site well suited for a mixed use of residential on the second floor and commercial use on the first floor. Board members further noted they were satisfied the Applicant had reduced the density of the proposed residential units.

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

(9) **Old Business/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:47 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.