



**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  
March 2, 2021**

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

*At 7:33 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 Counce 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		
	Jonathan Rosenberg		
	Scott Hain (Alt. #2)		
	Debra Counce, Board Secretary		
	Jolanta Maziarz, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		
	Richard Keller, Board Engineer		
  
- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of February 16, 2021 were accepted as presented.
  
- (7) **Resolution** –

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

Board Attorney Maziarz reviewed the resolution and the changes that were made as per the request of the Board at the previous meeting and noted the additional language the Applicant agreed to.

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

(8) **Applications** –

***Bulk Variances***

***Block 13204 / Lot 20 / Zone R-2***

58 Delaware Avenue

Application No. 2020-09Z

Patrick Dwyer

Applicant proposes an addition to a single-family home and an in-ground pool in the rear yard.

Board Planner Leheny and Board Engineer Keller were sworn in to offer testimony on behalf of the Township.

Erin & Patrick Dwyer were sworn in to offer testimony.

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

Jospeh Modzelewski, as Engineer

Members of the public with questions or comments for the Applicant:

Robert Gasalberti, of Stirling

During discussion, the Board agreed that the variances requested were due to the hardships of the existing non-conforming conditions on the property. They further agreed the application was well presented and would be a positive addition to the home and would cause no detriment to the neighborhood.

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

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***The Board was in recess from 8:39 pm to 8:50 pm.***

***Bulk Variances***

Block 13801 / Lot 69 / Zone R-2

44 Magna Drive

Application No. 2020-12Z

Sean & Kristen Conner

Applicant proposes an addition to a single-family residence.

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

Board Planner Leheny and Board Engineer Keller were sworn in to offer testimony on behalf of the Township.

Sean Conner was sworn in to offer testimony.

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

Javier Fuentes, as Architect

Jeff Rosen, as Builder/Contractor

No members of the public were present with questions for the Applicant and their witnesses.

During discussion, the Board agreed the variance requested is reasonable as it would not be seen from the front of the house and would not be expanding on the existing footprint. The Board further agreed that the application was well presented and the proposed addition would cause no detriment to the neighborhood.

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

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

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:33 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator

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*Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.*