



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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**ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
May 4, 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:	Absent/Excused:
Ed Gerecht, Chairman	Jerry Aroneo
Brian Johnson, Vice Chairman	Gary Gianakis
Tom Grosskopf	
Mike Malloy	
Jonathan Rosenberg	
Scott Hain (Alt. #1)	
Jill Robertson (Alt. #2)	
Debra Coonce, 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 April 20, 2021 were accepted as presented.

- (7) **Applications** –

Use Variance (To be carried to 5/18/21)
Block 11606 / Lots 17 & 18
224-226 & 230 Main Avenue
Application Number 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.

Upon agreement and upon motion made and seconded, the application was carried to May 18, 2021 with no further notice required by the Applicant.

Chairman Gerecht noted that the application for 142 Northfield Road / Scaria & Ansamma Kalappuracal / Application No. 21-04Z that had previously been included in the agenda has will now be heard on June 1, 2021 do to an error in their public notices.

Variance

Block 12702 / Lot 38 / Zone R-3

95 E. Rayburn Road

Application Number 21-06Z

Marco Cavallari

Applicant proposes to construct an in-ground pool in the rear yard of the property.

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

Michael Selvaggi, Esq. appeared on behalf of the Applicant.

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

Marco & Marileide Cavallari, as Applicants

Chris Lantelme, as Engineer

Members of the public with questions for the Applicant:

Dennis Sandow, of Millington

During discussion, the Board agreed that the variance requested is due to the hardships of the existing non-conforming conditions on the property being undersized, and based on the position of the house and driveway. They further agreed the application would cause no detriment to the neighborhood.

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

The Board was in recess from 8:39 pm to 8:49 pm.

Variance

Block 13407 / Lot 28 / Zone R-3

75 Cottage Place

Application Number 21-01Z

Mr. & Mrs. Jbeily

Applicant proposed to construct an addition to a single-family residence and an in-ground pool in the rear yard of the property.

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

Joe & Carla Jbeily were sworn in to offer testimony.

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

Robert Scialla, as Architect

Bill Hollows, as Engineer

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

Michael Kilkenny, of Gillette

During discussion, the Board agreed that the variance requested is due to the hardships of the existing non-conforming undersized property, and further agreed the positive criteria outweigh any negative criteria thus causing no detriment to the neighborhood.

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

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

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:15 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.