



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 / HEARING
June 15, 2021

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

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: | Ed Gerecht, Chairman | Excused: | Elizabeth Leheny, Board Planner |
| | Brian Johnson, Vice Chairman | | Richard Keller, Board Engineer |
| | Jerry Aroneo | | |
| | 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 | | |

- (6) **Application** –

Bulk Variance (*Carried from 6/1/21*)

Block 12001 / Lot 6 / Zone R-3

142 Northfield Road

Application No. 21-04Z

Scaria & Ansamma Kalappuracal

Applicant proposed an addition to a single-family residence.

Joshua Koodray, Esq. appeared on behalf of the Applicant.

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

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

Francisco Melendez, as Architect
Scaria Kalappuracal, as Applicant

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

During discussion, the Board agreed that the variances requested were due to the narrowness of the existing non-conforming width of 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. Rosenberg and seconded by Mr. Grosskopf, the application was approved with conditions subject to a memorializing resolution by the votes of Mr. Rosenberg, Mr. Grosskopf, Mr. Aroneo, Mr. Gianakis, Mr. Malloy and Chairman Gerecht; they being all members present and eligible to vote. Vice Chairman Johnson voted against the application.

(7) **Resolutions** –

Mr. & Mrs. Jbeily / Application No. 21-01Z

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

Marco Cavallari / Application No. 21-06Z

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

(8) **Old Business/New Business** –

Applicant Request for Special Meeting –

Christopher Finley / 1552-1554 Long Hill Road / Application No. 21-05Z

After some discussion and polling of the Board members, the Board decided to not add any additional Special Meetings as they have already added meetings in July and August.

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:13 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.