



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
October 5, 2021

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

At 7:35 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:	Excused:
Ed Gerecht, Chairman Brian Johnson, Vice Chairman Jerry Aroneo Tom Grosskopf Mike Malloy Jonathan Rosenberg Scott Hain (Alt. #1) Debra Coonce, Board Secretary Steven Warner, Esq., Board Attorney Elizabeth Leheny, Board Planner Richard Keller, Board Engineer	Gary Gianakis Jill Robertson (Alt. #2)

- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of September 7, 2021 were accepted as presented.

- (7) **Resolutions** –

Christopher Finley / Application No. 21-05Z

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

Dana Gonzales / Application No. 21-09Z

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

MeeSook Jeon / Application No. 19-04Z

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

(8) Applications –

Use Variance

(Carried from 5/4/21, 5/18/21, 7/6/21 & 9/7/21 – to be carried to 11/16/21)

Block 11606 / Lots 17 & 18
224-226 & 230 Main Avenue
Application No. 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 November 16, 2021; the Applicant agreed to re-notice for the new date accordingly.

Height Variance

Block 13204 / Lot 20 / Zone R-2
58 Delaware Avenue
Application No. 21-15Z
Patrick Dwyer

Applicant proposes a change in grade in the rear of the property resulting in the need for a height variance.

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

Patrick Dwyer was sworn in to offer testimony.

Witnesses that were sworn in to offer testimony on behalf of the Applicant:
Joseph 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 height variance requested is due to a minor change in property grade as the Applicant has changed the basement access to a walk-out basement. Because the house is not actually being constructed higher and the change in grade happens in the rear of the property, the Board agreed the minor change would cause no detriment to the neighborhood.

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

(9) Old Business/New Business –

Special Meeting Dates

October 12, 2021 – Proposed Special Meeting to conduct interviews for Board Attorney for 2022

Upon motion made and seconded, the Board unanimously agreed to conduct a joint Special Meeting with the Planning Board in order to conduct interviews for the position of Board Attorney.

November 9, 2021 – Proposed Special Meeting to conduct interviews for Board Engineer for 2022
Upon motion made and seconded, the Board unanimously agreed to conduct a joint Special Meeting with the Planning Board in order to conduct interviews for the position of Board Engineer.

Secretary Coonce stated as the Board is extremely busy, they may want to consider an extra/Special meeting date for December. During discussion, it was noted the Board does not need to make a decision regarding the addition of a December meeting until mid-November; all agreed to revisit a possible December date at the Board's regular scheduled meeting on November 16th.

RFP Committee Members

Chairman Gerecht stated the volunteers for the RFP Committee will be Mr. Gianakis, Mr. Malloy and Chairman Gerecht; Chairman Gerecht acting as the Chairman for the committee as well.

Mr. Grosskopf requested to discuss the possibility of Board meeting resuming in the Township Court Room. After discussion, the Board decided wait to see if there are any changes proposed by the governing body and discuss the matter at a future date.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:53 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.