



**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  
November 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 7:30 pm, Vice Chairman Johnson 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:	Brian Johnson, Vice Chairman Jerry Aroneo Gary Gianakis 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	Excused:	Ed Gerecht, Chairman Jill Robertson (Alt. #2)
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- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of October 19, 2021 were accepted as presented.
  
- (7) **Applications** –  

Board Attorney Warner stated application numbers 21-18Z and 21-19Z (as noted below) will not be heard due to insufficient notice to the newspaper and will be carried to December 7, 2021 with no further notice to the 200' list but re-notice to the newspaper.

***Variance***

Block 13004 / Lot 22.01 / Zone R-4

310 Elm Street

Application No. 21-18Z

Ken Chwatek

Applicant proposes to construct a new deck in the rear yard of a single-family residence. Lot coverage variance is requested.

Due to insufficient notice to the newspaper, the application is carried to December 7, 2021.

***Variance***

Block 13404 / Lot 1.04 / Zone R-2

35 Morristown Road

Application No. 21-19Z

Chris Caiazza

Applicant proposes to construct an exterior staircase from the basement level at the rear of yard of a single-family residence. Lot coverage variance is requested.

Due to insufficient notice to the newspaper, the application is carried to December 7, 2021.

***Variance***

Block 14601 / Lot 4 / Zone C

743 Whitebridge Road

Application No. 21-13Z

Benjamin Alleman

Applicant proposes to demolish an existing single family dwelling to construct a new single family dwelling.

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

Benjamin Alleman was sworn in to offer testimony.

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

Giovanni (John) Manilio, as Engineer

The property survey was submitted and marked as Exhibit A-1.

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

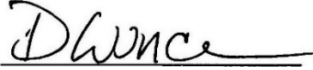
During discussion, the Board agreed that the variances requested are due to the existing non-conforming setbacks on the property as they relate to the critical areas. They further agreed the application would cause no detriment to the neighborhood and the new home will enhance property.

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

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

(9) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:55 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.*