



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

**ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING/HEARING
November 18, 2021**

The Long Hill Zoning Board of Adjustment met for a Special 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 Coonce called the roll:

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

(6) **Applications** –

Use Variance / Height
Block 13908 / Lot 15.01 / Zone C
PSE&G Steel Tower off Long Hill Road
Application No. 21-21Z
New Cingular Wireless PCS, LLC (AT&T)

Christopher Quinn, Esq. appeared on behalf of the Applicant.

Board Planner Chen sworn in to offer testimony on behalf of the Township.

Witnesses sworn in to testify on behalf of the Applicant:

Peter Tsoukalas, as Engineer
Daniel Penesso, as Radio Frequency Engineer
Paul Ricci, as Planner

Four propagation maps were submitted and marked as Exhibit A-1.

Members of the public with questions for the Applicant:

Larry Fast, of Stirling
Arlene Fafalko, of Stirling

During discussion, the Board agreed that although the new PSE&G monopoles are taller than the previous monopoles, the replacement towers and cell phone equipment with the new updated modern equipment is essential for functionality in the community. The Board additionally noted that cell phone service would be inadequate without the upgrade in equipment, thus causing detriment to the public good. The Board agreed the benefits of the application outweigh any detriments.

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

The Board was in recess from 8:49 pm to 9:02 pm.

Use Variance / Height

Block 13908 / Lot 15.01 / Zone C
PSE&G Steel Tower off Long Hill Road
Application No. 21-22Z
T-Mobile Northeast, LLC

Jennifer Knarich, Esq. appeared on behalf of the Applicant.

Board Planner Chen sworn in to offer testimony on behalf of the Township.

Witnesses sworn in to testify on behalf of the Applicant:

Peter Tsoukalas, as Engineer
Frances Boschulte, as Radio Frequency Engineer
Timothy Kronk, as Planner

A six propagation maps were submitted and marked as Exhibit A-1.

Members of the public with questions for the Applicant:

Larry Fast, of Stirling

Members of the public sworn in to offer statements or testimony regarding the application:

Larry Fast, of Stirling

Photographs of the new PSE&G transmission towers were submitted by Mr. Fast and marked as Exhibit O-1

During discussion, as previously noted in the New Cingular Wireless application, the Board further noted that because this site has always been used for public utilities, it remains the most suitable location for the use and equipment. The Board agreed the benefits of the application outweigh any detriments.

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

(7) **Adjournment** – The Special Meeting/Hearing was adjourned at 10:03 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.