



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

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**ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING/HEARING
December 21, 2021**

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

At 7:34 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
 Brian Johnson, Vice Chairman
 Gary Gianakis
 Tom Grosskopf
 Mike Malloy
 Jonathan Rosenberg
 Scott Hain (Alt. #1)
 Jill Robertson (Alt. #2)
 Debra Coonce, Board Secretary
 Steven Warner, Esq., Board Attorney
 John Kaplan, Esq. Board Attorney
 Elizabeth Leheny, Board Planner
 Richard Keller, Board Engineer
Excused: Jerry Aroneo

- (6) **Meeting Minutes** –
The meeting minutes of November 9, 2021, November 16, 2021 and November 18, 2021 are carried to the Board’s next meeting scheduled for January 4, 2022.

- (7) **Resolution** –
DOAR, LLC (Ancona Bistro) / Application No. 21-07Z
Upon motion made by Mr. Grosskopf and seconded by Mr. Rosenberg, the resolution was memorialized by the unanimous votes of Mr. Grosskopf, Mr. Rosenberg, Mr. Gianakis, Mr. Malloy, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

(8) **Applications** –

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.

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

Ken Chwatek was sworn in to offer testimony.

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

Bill Kaufman, as Architect

No members of the public were present with questions for the Applicant and their witnesses.

During discussion, the Board agreed that the variances requested are due to the property being undersized, and further agreed the application would cause no detriment to the neighborhood.

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

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 the Applicant having issues being able to be visible on the Zoom webinar for the hearing, the application will be carried to the Board's next meeting on January 4, 2022. Upon motion made and seconded, the Board unanimously agreed to carry the application to January 4, 2022 with no further notice required by the Applicant.

The Board was in recess from 8:23 pm to 8:35 pm.

Use Variance / Preliminary & Final Site Plan

(Carried from 5/4/21, 5/18/21, 7/6/21, 9/7/21, 10/5/21 & 11/16/21)

Block 11606 / Lots 17 & 18 / Zone B-1-5

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.

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

Fredrick Zelley, Esq. appeared on behalf of the Applicant.

Witnesses that remain sworn in to offer testimony on behalf of the Applicant:
Bill Hollows, as Engineer

Witnesses that were sworn in to offer testimony on behalf of the Applicant:
Rocco Campanella, as Architect
Beth McManus, as Planner

Members of the public with questions or comments for the Applicant:
Patrick Thornton, of Berkely Heights
Charles Arentowicz, of Millington

Upon agreement and upon motion made and seconded, the application was carried to January 4, 2022 with no further notice required by the Applicant.

Upon motion made and seconded, the Board agreed to continue the meeting for an additional 15 minutes.

(9) Old Business/New Business –

Chairman Gerecht polled the Board to find out how all members feel about continuing to hold meeting via Zoom webinar or if members would prefer to return to in-person meetings in the Township Court Room. During discussion, Board members stated due to the ongoing concerns with the pandemic status, the Board members agreed to continue holding meetings/hearings via zoom webinar for the next few months. The Board will revisit the situation at a future meeting.

(10) Adjournment – The Special Meeting/Hearing was adjourned at 10:35 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.