



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/HEARING
January 4, 2022**

The Long Hill Zoning Board of Adjustment met for a Regular 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	Excused:	Mike Malloy
	Brian Johnson, Vice Chairman		Jill Robertson (Alt. #2)
	Jerry Aroneo		
	Gary Gianakis		
	Tom Grosskopf		
	Jonathan Rosenberg		
	Scott Hain (Alt. #1)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	John Kaplan, Esq. Board Attorney		
	Elizabeth Leheny, Board Planner		
	Richard Keller, Board Engineer		

(6) **Applications** –

Variance

(Carried from 12/21/21 – to be carried to 1/18/22)

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.

Upon agreement and upon motion made and seconded, the application has been carried to January 18, 2022 with no further notice required by the Application.

Use Variance / Major Preliminary & Final Site Plan

(Carried from 5/4/21, 5/18/21, 7/6/21, 9/7/21, 10/5/21, 11/16/21 & 12/21/21)

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 (3) story residential apartment building.

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

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

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

Bill Hollows, as Engineer

Rocco Campanella, as Architect

Beth McManus, as Planner

Members of the public with questions or comments for the Applicant:

Charles Arentowicz, of Millington

Pam Ogens, of Millington

Patrick Thornton, of Berkely Heights

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

Charles Arentowicz, of Millington

Patrick Thornton, of Berkely Heights

The Board was in recess from 9:02 pm to 9:14 pm.

During discussion, the Board noted the application was well presented and will positively enrich the area as it will be much more aesthetically pleasing vs. what is existing on the property. The Board members in favor of the application further agreed that as it will be a benefit to have the property newly developed, the benefits of the application outweigh any detriments.

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. Gianakis, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote. Mr. Aroneo and Vice Chairman Johnson voted against the application.

- (7) **Old Business/New Business** – None.
- (8) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:59 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.