



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING & HEARING
February 15, 2022

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

At 7:32 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:	Tom Grosskopf
	Brian Johnson, Vice Chairman		Scott Hain
	Jerry Aroneo		Jonathan Rosenberg
	Gary Gianakis		
	Ben Lindeman (Alt. #1)		
	Jessica Brennan (Alt. #2)		
	Debra Coonce, Board Secretary		
	John Kaplan, Esq., Board Attorney		
	Samantha Anello, Board Engineer		
	Elizabeth Leheny, Board Planner		

(6) **Meeting Minutes** –

Upon motions made and seconded, the Meeting Minutes of November 9, 2021, November 16, 2021, November 18, 2021, December 21, 2021, January 4, 2022, January 18, 2022 and February 1 2022 were approved as amended.

(7) **Resolutions** –

224230 MAINST, LLC / Application No. 21-03Z

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

Chris Caiazza / Application No. 21-19Z

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

(8) **Application** –

Major Preliminary & Final Site Plan (*Carried from 2/1/22*)

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 21-13Z

Jonathan Rucker

Applicant proposes to construct a three-story mixed use building to include 1,900 SF of retail on the first floor and 24 residential units on the second and third floors.

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

Jeffrey Lehrer, Esq. appeared on behalf of the Applicant.

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

Catherine Mueller, as Engineer

John Saracco, as Architect

A revised site plan dated 2/10/22 was submitted and marked as Exhibit A-4.

An architectural elevation rendering from the previous application was submitted and marked as Exhibit A-5.

A rendering of an architectural plan from a project in Berkeley Heights was submitted and marked as Exhibit A-6.

A rendering of an architectural plan from a project in Bedminster was submitted and marked as Exhibit A-7.

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

Douglas Polyniak, as Traffic Expert

Members of the public with questions for the Applicant:

Linda Parisi, of Gillette

The Board was in recess from 9:42 pm to 9:54 pm.

Upon agreement by the Applicant, Jonathan Sowinski of Mott MacDonald was sworn in to offer testimony on behalf of the Township as a traffic expert.

Upon agreement and upon motion made and seconded, the application was carried to April 5, 2022 with no further notice required by the Applicant.

(9) **Old/New Business** –

Chairman Gerecht noted that as the Governing Body has lifted the mask mandate for Town Hall and the Court Room, he opened up the discussion with the members to go back in person and hold meetings/hearings once again in the Court Room. Upon motion made and seconded, the Board unanimously agreed to return to the court room and hold meeting in person.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:30 pm.

Respectfully submitted,



Debra Counce

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.