



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 REGULAR MEETING
March 15, 2022

The Long Hill Zoning Board of Adjustment met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey. The Meeting was also available on LHTV and via Zoom Webinar on the Township website.

At 7:31 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**

(5) **Pledge of Allegiance** – Recited by all in attendance

(6) **Roll Call** – Board Secretary Coonce called the roll:

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

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of March 1, 2022 were approved as presented.

(8) **Application** –

Use Variance / Minor Site Plan

Block: 11401 / Lot: 13 / Zone: B-D

1138-1150 Valley Road

Application No. 21-23Z

Phillip Mastromihalis

Applicant proposes to renovate the building and surrounding property to use the building as a take-out restaurant.

Board Engineer Anello and Board Planner Leheny were sworn in to offer testimony on before the Township.

Gerald Betzner, Esq. appeared on behalf of the Applicant.

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

Phillip Mastromihalis, as Applicant/Owner

Gary Sorkin, as Engineer

Two photos of the existing building were submitted and marked as Exhibit A-1.

A color aerial image was submitted and marked as Exhibit A-2.

Six Google images / photographs and two photos of older site plans were submitted and marked as Exhibit A-3.

A response letter dated March 14, 2022 from Engineer Gary Sorkin was submitted and marked as Exhibit A-4.

Architectural floor plans (one page) were submitted and marked as Exhibit A-5.

A wetlands/Waters Evaluation report dated February 15, 2022 were submitted and marked as Exhibit A-6.

A Morris County preliminary site plan report dated December 1, 2022 was submitted and marked as Exhibit A-7.

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

Upon agreement and upon motion made and seconded, the application was carried to May 3, 2022 with no further notice required by the Applicant.

(9) **Zoning Board Annual Report** -

Revisions on the Board's Annual Report are carried to the Board next meeting on Tuesday, April 5, 2022.

(10) **Old/New Business** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:32 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.