



# 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 June 7, 2022

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing 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 on the Township website.

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) Electronic Devices

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

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

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

(7) Meeting Minutes – The Meeting Minutes of May 17, 2022 were carried to the Board’s next regular meeting.

(8) Resolution –

***Phillip Mastromhalis / Application No. 21-23Z***

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

(9) Applications –

***Bulk Variance***

Block 12803 / Lot 33 / Zone R-2

250 Skyline Drive

Application No. 22-04Z

Robert Hessels on behalf of David & Maureen Singh

Applicant proposes to remove and replace an existing masonry raised patio and pool patio.

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

David & Maureen Singh were sworn in to offer testimony.

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

Brian Hoarle, as Engineer  
Robert Hessels, as Planner & Landscape Architect

A list of patio kitchen appliances were submitted and marked as Exhibit A-1.

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

During discussion, the Board noted the proposed decrease in the properties impervious coverage is appreciated and the proposed plans will be esthetically pleasing for the property. The Board members noted they were all in favor of the application and they further agreed that the benefits of the application outweigh any detriments.

Upon motion made by Mr. Aroneo and seconded by Mr. Lindeman, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Aroneo, Mr. Lindeman, Mr. Hain, Ms. Brennan and Vice Chairman Johnson; they being all members present and eligible to vote.

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***Bulk Variances***

Block 11102 / Lot 13 / Zone R-3

766 Valley Road

Application No. 22-02Z

NGK Investments, LLC

Applicant proposes to construct a single-family residence on a vacant lot.

Board Member Mr. Aroneo recused himself from the application.

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

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

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

Handel Gonzalez, as Applicant  
David Fantina, as Engineer

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

Wendy Clarkson, of Gillette  
Mead Briggs, of Gillette

Board Secretary Coonce was sworn in to offer testimony on behalf of the Township with regards to Zoning, Construction and Engineering processes once an application is approved and begins the submission process for permits.

***The Board was in recess from 9:32 pm to 9:43 pm.***

Members of the public that were sworn in to offer testimony and/or make comments regarding the Application:

Mead Briggs, of Gillette

During discussion, the Board noted as the property is an undersized lot for the zone, the Applicant had sufficiently addressed concerns regarding landscaping, drainage and driveway issues. As the property is zoned for single family residential, the majority of the Board members agreed that the benefits of the application outweigh any detriments.

Upon motion made by Ms. Brennan and seconded by Mr. Lindeman, the application was approved with conditions subject to a memorializing resolution by the votes of Ms. Brennan, Mr. Lindeman and Vice Chairman Johnson; they being all members present and eligible to vote. Mr. Hain voted against the application.

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***Upon motion made and seconded, the Board agreed to extend the meeting/hearing until 11:00 pm.***

***Bulk Variance***

Block 12203 / Lot 13.02 / Zone R-3

118 Waverly Avenue

Application No. 22-03Z

Gaurang & Vinita Patel

Applicant proposes to construct a rear yard patio.

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

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

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

Gaurang Patel, as Owner/Applicant

Christian Kastrud, as Engineer

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

Lynda Tuberty, of Millington

During testimony, it was noted that the existing house is over the allowable square footage and that should be included as a variance however, as square footage is a “d” variance, the Applicant would be required to re-notice to include the “d” variance and come back to the Board at a future date.

Upon agreement and upon motion made and seconded, the application was carried to June 21, 2022. The Applicant agreed to re-notice accordingly.

**(10) Old/New Business –**

Acting Chairman Johnson noted the Board will not be using a Zoom hybrid model during the meetings/hearings going forward, they will be entirely in person.

**(11) Adjournment –** The Regular Meeting/Hearing was adjourned at 10:49 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Board Coordinator

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*Videos of Planning Board meeting(s) are available on the Township website at [www.longhillnj.gov](http://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.*

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