



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 / HEARING
July 5, 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:	Ed Gerecht, Chairman	Excused:	Brian Johnson, Vice Chairman
	Gary Gianakis *		Jerry Aroneo
	Tom Grosskopf		Scott Hain
	Ben Lindeman (Alt. #1)		Jonathan Rosenberg
	Jessica Brennan (Alt. #2)		Elizabeth Leheny, Board Planner
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Samantha Anello, Board Engineer		

* Mr. Gianakis joined the meeting at 7:35 pm.

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of June 21, 2022 were approved as presented.

(8) **Resolutions** –

Gaurang & Vinita Patel / Application No. 22-02Z

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

00 Oaks Road, LLC (Omar & Anas Elissa) / Application No. 19-10Z

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

Resolution 2022-11-ZB – Appointment of Board Attorney

Upon motion made by Mr. Grosskopf and seconded by Mr. Lindeman, the resolution was approved by the unanimous votes of Mr. Grosskopf, Mr. Lindeman, Mr. Gianakis, Ms. Brennan and Chairman Gerech; they being all members present and eligible to vote.

(9) Application –

Bulk Variances

Block 13803 / Lot 19 / Zone R-3

46 Preston Drive

Application No. 22-05Z

Andrew Hart

Applicant proposes to construct an addition to a single-family residence.

Board Engineer Anello was sworn in to offer testimony on behalf of the Township.

Ana and Andrew Hart were sworn in to offer testimony.

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

Jose Gennaro, as Architect

Revised architectural plans dated 7/1/22 were submitted and marked as Exhibit A-1.

Letter from the Architect dated 7/1/22 noting plan changes was submitted and marked as Exhibit A-2.

Four (4) photos were submitted and marked as Exhibit A-3.

A colorized site plan was submitted and marked as Exhibit A-4.

Members of the public that were sworn in to offer comments for the Applicant:

Paul White, of Gillette

Robert Sauschuck, of Gillette

Omar Baig, of Gillette

During testimony, the Board agreed the lot is undersized for the zone and the addition will be a beneficial improvement to the property and the neighborhood thus having no detriments.

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

(10) Old/New Business – None.

(11) Adjournment – The Regular Meeting/Hearing was adjourned at 8:22 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.