



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
September 6, 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 7:32 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **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/Absent:	Gary Gianakis
	Brian Johnson, Vice Chairman		Scott Hain
	Jerry Aroneo		Jonathan Rosenberg
	Tom Grosskopf		Jessica Brennan (Alt. #2)
	Ben Lindeman (Alt. #1)		Samantha Anello, Board Engineer
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Larry Plevier, Board Engineer		
	Elizabeth Leheny, Board Planner		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of August 16, 2022 were approved as presented.

(8) **Resolution** –

Appointment of Steven K. Warner, Esq. / Resolution No. 22-12-ZB

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

(9) **Applications** –

Bulk Variance

Block 13203 / Lot 9 / Zone R-2

20 Cedar Hollow Drive

Application No. 22-07Z

Jennifer & Joseph Clark

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

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

Joseph Clark was sworn in to offer testimony.

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

Nicholas Ferrara, as Architect

No members of the public were present to ask questions of the Applicant.

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

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

The Board was in recess from 8:24 pm to 8:32 pm.

Bulk Variance

Block 12702 / Lot 30 / Zone R-2

115 Shawnee Path

Application No. 22-08Z

Kimberlyann & Kevin Higgins

Applicant proposes to construct an in-ground pool in the rear yard of a single-family residence.

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

Kimberlyann & Kevin Higgins were sworn in to offer testimony.

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

Anthony Lipari, as Pool Contractor

The proposed drywell detail was submitted and marked as Exhibit A-1.

The revised plan showing the zoning table was submitted and marked as Exhibit A-2.

Members of the public that were sworn in with questions or comments for the Applicant:

William Miron, of Millington
Shannon D’Ganoos, of Millington

During testimony, the Board agreed the lot is undersized for the zone and the pool will be a beneficial improvement to the property and the neighborhood thus having no 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. Grosskopf, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

(9) Old/New Business –

With regards to the Board’s meeting dates, Board Secretary Coonce noted that no pending applications are ready to be scheduled for a hearing, so therefore the Board agreed to cancel the next scheduled meeting of September 20, 2022.

Additionally, Board Secretary Coonce noted a conflict with the Board’s scheduled meeting for December 6, 2022, as the Township Administration has scheduled the annual volunteer dinner that night. Secretary Coonce proposed to move the meeting to another day in December, and the Board agreed to hold the meeting on Wednesday, December 7, 2022.

Upon motion made and seconded, the Board unanimously agreed to cancel the scheduled meeting of Tuesday, December 6, 2022 and hold a Special meeting to be scheduled for Wednesday, December 7, 2022.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 9:19 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.