



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES  
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## ZONING BOARD OF ADJUSTMENT REGULAR MEETING / HEARING AGENDA March 7, 2023 – 7:30 PM

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The Meeting/Hearing will be conducted at the Long Hill Township Municipal Court located at 915 Valley Road, Gillette, New Jersey.

To watch live on LHTV visit:

Comcast channel 29, Verizon channel 38, Verizon channel 2137 (HD)

To stream live on the Township Website:

<http://longhillnj.gov/LHT-TV.html>

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**(1) CALL TO ORDER AND STATEMENT OF COMPLIANCE**

Adequate notice of this meeting/hearing has been provided by posting a copy of the public meeting/hearing dates on the municipal bulletin board and website, by sending a copy to the Echoes-Sentinel and Courier News newspapers and by filing a copy with the Municipal Clerk.

**(2) STANDARD BOARD PROCEDURES**

Any hearing conducted by the Board is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

**(3) MEETING CUT-OFF**

Announcement is made that, as a matter of procedure, it is the intention of the Zoning Board of Adjustment not to continue any matter past 10:30 PM at any Regular or Special Meeting/Hearing of the Board unless a motion is passed by the members then present to extend the meeting/hearing to a later specified cut-off time.

**(4) ELECTRONIC DEVICES**

All in attendance are asked to mute cell phones or any electronic devices as to not interrupt the proceedings.

**(5) PLEDGE OF ALLEGIANCE**

**(6) OATH OF OFFICE – New Appointee, Tom Flatley, Alternate #1 – Expiring 12/31/24**

**(7) ROLL CALL**

(8) **MEETING MINUTES** – November 15, 2022, January 17, 2023 and February 21, 2023

(9) **RESOLUTION** – 35 Preston LLC c/o Steven Lang, Esq. / Application No. 22-12Z

(10) **BOARD APPOINTMENT RESOLUTION** – *Resolution 2023-11-ZB Attached*

The Board will appoint a Traffic Engineer / Engineering Firm that will provide traffic reports for development applications when required and will also act as an alternate Engineering Firm in such case that the Board Professional Engineer has a conflict of interest with any specific application for development.

(11) **APPLICATION** –

*Use Variance / Major Site Plan Application (To be Carried to April 18, 2023)*

Block 10601 / Lot(s) 5 & 6 / Zone B-D

1031 Valley Road

Application No. 22-13Z

HAZA Bell of Northeast, LLC

Applicant proposes to develop a Taco Bell Restaurant with drive-thru facilities.

(12) **OLD BUSINESS / NEW BUSINESS**

(13) **ADJOURNMENT**

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