



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
February 21, 2023

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
Jerry Aroneo
Jessica Brennan
Gary Gianakis
Tom Grosskopf
Scott Hain
Jonathan Rosenberg
Debra Coonce, Board Secretary
Christopher Sobieski, Esq., Board Attorney
Elizabeth Leheny, Board Planner
Excused: Thomas Flatley (Alt. #1)
Joseph Vuich, Board Engineer

*Mr. Gianakis joined the meeting at 7:36 pm.

- (7) **Election of Vice Chairman** – Term Expiring January 16, 2024
Chairman Gerecht stated that Vice Chairman Brian Johnson has resigned effective immediately from his position as a Board Member.
Upon motion made by Chairman Gerecht and seconded by Ms. Brennan, Tom Grosskopf was unanimously elected Vice Chairman by all members present and eligible to vote to serve at the pleasure of the Board through January 16, 2024.

- (8) **Meeting Minutes** –
The Meeting Minutes of November 15, 2022 and January 17, 2023 were carried to the Board’s next regular scheduled meeting.

(9) **Applications** –

Bulk Variances

Block 13702 / Lot 3 / Zone R-3

35 Preston Drive

Application No. 22-12Z

35 Preston LLC c/o Steven Lang, Esq.

Applicant proposes to construct an addition and deck to the rear of a single-family residence.

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

Steven Lang, Esq. appeared as the Applicant.

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

William Scott, as Engineer

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

During discussion, the Board unanimously agreed the proposed addition and updates to the home and property will be a benefit to the neighborhood thus having no detriments.

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

Bulk Variance

Block 12802 / Lot 6.05 / Zone R-3

141 Carlton Road

Application No. 22-14Z

Timothy Soffes

Applicant proposes multiple storage sheds in the rear yard of a single-family residence.

Due to an error in the required notices, the Applicant will be rescheduled to March 21, 2023 and be required to re-notice accordingly.

(10) **Old/New Business** – None.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:34 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at 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.