



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
May 2, 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	Absent/Excused:	Jerry Aroneo
	Tom Grosskopf, Vice Chairman		Jessica Brennan
	Gary Gianakis		Jonathan Rosenberg
	Scott Hain		Steven Warner, Esq. Board Attorney
	Thomas Flatley (Alt. #1)		
	Tony Opalka (Alt. #2)		
	Debra Coonce, Board Secretary		
	Matt Flynn, Esq., Board Attorney		
	Joseph Vuich, Board Engineer		
	Elizabeth Leheny, Board Planner		
	John Jarr, Board Traffic Engineer		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of April 18, 2023 were approved as presented.

(8) **Applications** –

Resolution Extension

Block 13001 / Lot 5 / Zone R-3

68 Central Avenue

Application No. 2020-03Z

Mentor & Jessica Bitici

Mentor Bitici was sworn in to offer testimony as the Applicant.

Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Opalka, the request for resolution extension was approved and the resolution was memorialized by the votes of Vice Chairman Grosskopf, Mr. Opalka, Mr. Gianakis, Mr. Hain, Mr. Flatley and Chairman Gerecht; they being all members present and eligible to vote.

Use Variance / Major Site Plan Application

Block 11301 & 11401 / Lot(s) 4 & 23 / Zone B-D & C

Valley Road

Application No. 22-06Z

CSH Long Hill, LLC c/o Calli Law, LLC

Applicant proposes to develop an eighty-seven (87) unit / one hundred (100) bed assisted living residence.

Larry Calli, Esq. appeared on behalf of the Applicant.

Arthur Neiss, Esq. appeared as the objecting attorney with Stirling SL Urban Renewal, LLC.

Board Attorney Flynn stated the objecting attorney has requested in writing that Board Planner Leheny be recused from this application because the planning firm Board Planner Leheny works for currently has pending applications to which they are providing services and therefore has a conflict of interest.

After discussion between members of the Board, the Applicant's Attorney Mr. Calli and the objector's Attorney Mr. Neiss, the Board agreed to consider recusing Board Planner Leheny. Twice a motion was made and seconded to not recuse Board Planner Leheny, however both times the Board members voted 3 in favor and 3 against. Due to the tie vote, the Board opted to take the next vote when additional members were present at the Board's next meeting scheduled for May 16, 2023.

Upon agreement and upon motion made and seconded, the application was carried to May 16, 2023 with no further notice required by the Applicant.

(9) Old/New Business –

Board Secretary Coonce reviewed the Board's schedule and recommended the Board consider adding some special meeting/hearing dates to accommodate the many pending applications.

Upon motion made and seconded, the Board unanimously voted to hold a Special Meeting/Hearing for the Haza Bell / Taco Bell application on Tuesday, May 30, 2023.

Upon motion made and seconded, the Board unanimously voted to hold a Special Meeting/Hearing for continuing any carried applications on Tuesday, July 25, 2023.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 8:38 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.
