



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 December 5, 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 7:35 pm, Vice Chairman Grosskopf 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:	Tom Grosskopf, Vice Chairman	Absent/Excused:	Ed Gerecht, Chairman
	Thomas Flatley		Jerry Aroneo
	Gary Gianakis		Jessica Brennan
	Jonathan Rosenberg		Randall Watts (Alt. #2)
	Tony Opalka (Alt. #1)		Joseph Vuich, Board Engineer
	Debra Coonce, Board Secretary		
	Steven Warner, Esq. Board Attorney		
	Elizabeth Leheny, Board Planner		

(7) **Meeting Minutes**

Upon motion made and seconded, the meeting minutes of September 19, 2023 were approved as presented.

(8) **Application**

Variance

Block 12204 / Lot 4 / Zone R-3

175 River Road

Application No. 23-02Z

Raphael & Adriana Viana

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

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

Raphael & Adriana Viana were sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Brian Johnson, as Architect

No members of the public were present with questions for the Applicant.

During discussion, the Board agreed the application is a great application and the variances requested are due to the existing non-conforming size of the property, therefore the benefits outweigh any detriments.

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

(9) Old/New Business

Board Secretary Coonce noted the draft 2024 Meeting dates were distributed to all members of the Board ahead of the 2024 reorganization meeting.

(10) Adjournment – The Regular Meeting was adjourned at 8:29 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Coordinator