



# TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

Gillette, Homestead Park, Meyersville, Millington, Stirling

TOWNSHIP OFFICES  
915 Valley Road  
Gillette, NJ 07933  
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## ZONING BOARD OF ADJUSTMENT REGULAR MEETING / HEARING AGENDA May 7, 2024 – 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) ROLL CALL

(7) **MEETING MINUTES** – April 16, 2024

(8) **APPLICATIONS** –

***Bulk Variances***

Block 11602 / Lot 9 / Zone R-4

339 Morris Street

Application No. 24-01Z

Brendan Conforti & Betty Llamas

Applicant proposes to construct a new single family dwelling.

***Bulk Variances (Carried from 4/16/24)***

Block 13101 / Lot 42 / Zone R-4

216 High Street

Application No. 24-04Z

GSD Estates LLC

Applicant proposes an addition to a single-family residence.

***Site Plan & Use Variance (Carried from 4/2/24 & 4/16/24)***

Block 12302 / Lot 11 / Zone M

1893 Long Hill Road

Application No. 24-06Z

Dronron LLC

Applicant proposes to add an addition on the existing building and a new 32' x 40' pole barn behind the existing building.

***Minor Site Plan***

Block 13006 / Lot 14.01 / Zone O

331 Elm Street

Application No. 24-03Z

CPM Associates aka The Uncommon Thread

Applicant proposes to expand the existing parking lot and create a new playground area.

(9) **OLD BUSINESS / NEW BUSINESS**

(10) **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.*