



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
September 3, 2024

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/Hearing was also available on LHTV and on the Township website.

At 7:35 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
Tom Grosskopf, Vice Chairman
Jerry Aroneo
Jessica Brennan
Jonathan Rosenberg *
Meredith Crawford Collins (Alt. #2)
Debra Coonce, Board Secretary
Chris Sobieski, Esq. Board Attorney
Elizabeth Leheny, Board Planner
Joseph Vuich, Board Engineer
Excused: Gary Gianakis
Thomas Flatley
Randall Watts (Alt. #1)
Steven Warner, Esq. Board Attorney
- * Mr. Rosenberg joined the meeting/hearing at 7:45 pm.

Board Discussion of Bylaws (Out of Agenda Order)

Board Attorney Sobieski discussed the recent draft prepared of the updated *Rules for the Zoning Board of Adjustment*, and the Board discussed the proposed updates.

(7) **Applications**

Use Variance (Carried from 8/20/24)

Block 10104 / Lot 5.01 / Zone R-2

300 S. Northfield Road

Application No. 24-10Z

Theresa Gallo

Applicant proposes to convert a previously approved Senior Suite to a 2-family/mother-daughter suite.

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

Theresa Gallo was sworn in to offer testimony.

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

During discussion, the Board agreed the application is a unique case, and further believed that the request to remove the "Senior Suite" designation is a reasonable request that continues to assist family members of the household, therefore the Board believes the benefits outweigh any 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, Ms. Brennan, Mr. Rosenberg, Ms. Collins and Chairman Gerecht; they being all members present and eligible to vote.

The Board was in recess from 8:33 pm to 8:40 pm.

Bulk Variances

Block 13402 / Lot 1.05 / Zone R-2

691 Long Hill Road

Application No. 24-13Z

Kyle Henry

Applicant proposes to construct a new single-family dwelling.

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

Frederick Zelle, Esq. appeared on behalf of the Applicant.

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

Kyle Henry, as Applicant

Chris Nusser, as Engineer and Planner

Members of the public that were present and sworn in with questions or comments for the Applicant:

Gene Smith, of Gillette

A 5 page colorized detail of the proposed detached garage structure dated 9/3/24 was submitted and marked as Exhibit A-1.

A final subdivision map dated 12/19/85 was submitted and marked as Exhibit A-2.

Upon motion made and seconded, the meeting/hearing was extended to 10:55 pm.

During discussion, the Board agreed the application was well prepared, and a very difficult site/property to develop due to the existing easement and critical areas within the property. The Board believes the Applicant has done everything within their power to create a structure that will be a positive change to the neighborhood, thus the variances requested will be a benefit outweighing any detriments.

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

- (8) **Board Discussion of Bylaws** – Discussed earlier in the meeting prior to hearing the applications.
- (9) **Old/New Business** – None.
- (10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:53 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.