



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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**ZONING BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
July 7, 2020**

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing via online virtual meeting format using Zoom Webinar.

At 7:31 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**

- (4) **Pledge of Allegiance** – Recited by all in attendance.
- (5) **Roll Call** – Secretary Coonce called the roll:

Present: Chairman Ed Gerecht
Vice Chairman Brian Johnson
Jerry Aroneo
Tom Grosskopf
Mike Malloy
Jonathan Rosenberg
Mike Pesce (Alt. #1)
Scott Hain (Alt. #2)
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney
Richard Keller, Board Engineer
Liz Leheny, Board Planner

Recused: Gary Gianakis

- (6) **Meeting Minutes** – None.
- (7) **Resolutions** –

00 Oaks Road, LLC / Application No. 19-10Z

Upon motion made by Vice Chairman Johnson and seconded by Mr. Pesce, the resolution was approved by the unanimous votes of Vice Chairman Johnson, Mr. Pesce, Mr. Aroneo, Mr. Malloy, Mr. Rosenberg and Chairman Gerecht; they being all members present and eligible to vote.

Joy & Frank Krass / Application No. 19-11Z

Upon motion made by Mr. Aroneo and seconded by Vice Chairman Johnson, the resolution was approved by the unanimous votes of Mr. Aroneo, Vice Chairman Johnson, Mr. Malloy, Mr. Rosenberg, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

(8) Application –

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

Bulk Variances

Block 10502 / Lot 13 / Zone R-4

96 Magnolia Avenue, Stirling

Application No. 2020-01Z

Kenwood Grand, LLC

Applicant proposes an addition to a single family residence.

Paul Mitchell, Esq. appeared on behalf of the Applicant.

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

William Beck, as Applicant

David Fantina, as Engineer

Margaret Petersen, as Architect

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

During discussion, the Board was in favor of the application noting that the bulk variances requested are due to existing non-conforming conditions on the property. The Board agreed the benefits of the application outweigh any detriments.

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

(9) Old Business/New Business –

a.) Proposed New & Revised Meeting Schedule for July & August 2020

Secretary Coonce proposed the additional dates of July 21, 2020, August 4, 2020 and August 18, 2020 noting that the originally scheduled date of August 11, 2020 would be eliminated.

Upon motion made and seconded, the Board unanimously approved adding a Special Meeting date of July 21, 2020.

After discussion of the August dates, the Board decided to not add any dates and to keep the currently scheduled date of August 11, 2020.

b.) Update and/or Information from Board Secretary

Board Attorney Maziarz and Board Secretary Coonce discussed the review of current ordinances and the zoning Board's roll of providing an annual report to the Planning Board noting areas in the ordinance that should be reviewed and updated. The goal is to have the draft annual report prepared for the Board professionals to review in September.

Comment from the Public:

Dennis Sandow, member of the Planning Board, noted the history of the current ordinances with regards to enclosing front porches.

Board Secretary Coonce informed the Board the Township employees have moved back into the Township offices, however the building remains closed to the public at this time. Further, the Township will continue to have virtual Board and Committee meetings for the unforeseeable future because it has been determined that social distancing cannot be safely done in the Court Room.

(10) **Adjournment** – The Regular Meeting was adjourned at 9:11 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Board Coordinator

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. 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.