



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/HEARING
September 1, 2020**

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

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) **Pledge of Allegiance** – Recited by all in attendance.

- (5) **Roll Call** – Board Attorney Maziarz called the roll:

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

- (6) **Meeting Minutes** – The Meeting Minutes of August 11, 2020 were approved as presented.

- (7) **Resolution**

Mentor & Jessica Bitici / Application No. 2020-03Z
Upon motion made by Mr. Pesce and seconded by Mr. Grosskopf, the resolution was unanimously approved by the votes of Mr. Pesce, Mr. Grosskopf, Mr. Gianakis, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

(8) **Application** (7:40 pm)

Minor Site Plan Application & Use Variance

Block 11107 / Lot 16 / Zone B-1-20

664-676 Valley Road

Application No. 19-14Z

664-676 Valley Road, LLC

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

Vincent Bisogno, Esq. appeared on behalf of the Applicant.

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

Robert Tokash, as Applicant

William Hollows, as Engineer

Members of the public with questions for the Applicant:

Charles Arentowicz, of Millington

The Board was in recess from 9:51 pm to 9:58 pm.

During the discussion, the Board noted that as the property has been added to over time, they believed the Applicant's notice to be insufficient due to not mentioning the need for use variances. The Board felt it was unclear as to what specific relief the Applicant was asking for, and further stated that based on testimony the Applicant requires site plan approval to include (at minimum) accessory storage on the property and a use variance for the use of the third garage bay as it was originally prohibited.

The Applicant agreed to revised/update the application and to re-notice prior to setting a new date to continue the hearing.

(9) **Old Business/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 10:32 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.