



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE SPECIAL MEETING/HEARING
August 31, 2021

The Long Hill Zoning Board of Adjustment met for a Special Meeting/Hearing 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 Secretary Coonce called the roll:

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

* Board Engineer Keller joined the meeting at 9:00 pm.

- (6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of July 20, 2021 and August 17, 2021 were accepted as presented.
- (7) **Resolutions** –

Appointment of Board Attorney / Resolution 2021-09-ZBA

Upon motion made by Mr. Grosskopf and seconded by Mr. Aroneo, the resolution was unanimously approved by the votes of Mr. Grosskopf, Mr. Aroneo, Mr. Gianakis, Mr. Malloy, Mr. Rosenberg, Mr. Hain, Ms. Robertson and Chairman Gerecht; they being all members present and eligible to vote.

Vincent Sheehan / Application No. 21-08Z

Upon motion made by Mr. Gianakis and seconded by Ms. Robertson, the resolution was unanimously approved by the votes of Mr. Gianakis, Ms. Robertson, Mr. Malloy, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

New Cingular Wireless PCS, LLC (AT&T) / Application No. 21-10Z

Upon motion made by Mr. Rosenberg and seconded by Mr. Hain, the resolution was unanimously approved by the votes of Mr. Rosenberg, Mr. Hain, Mr. Grosskopf, Mr. Malloy, Ms. Robertson and Chairman Gerecht; they being all members present and eligible to vote.

(8) Applications –

Use Variance

Block 12806 / Lot 1 / Zone R-2
1552-1554 Long Hill Road
Application No. 21-05Z

Christopher Finley

Applicant proposes two (2) primary residences to be located on one (1) lot.

Gianni Corleone, Esq. appeared on behalf of the Applicant.

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

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

Mr. & Mrs. Finley, as Applicants
Carolyn Worstell, as Planner

No members of the public had questions or comments for the Applicant and their witnesses.

During discussion, the Board agreed the application was well presented and the variances requested are reasonable based on the historic nature of the property. As the Applicant is not requesting to make any changes to the property or any of the existing structures, the Board felt granting the variances requested would cause no detriment to the neighborhood.

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. Gianakis, Mr. Rosenberg, Mr. Hain and Chairman Gerecht; they being all members present and eligible to vote.

The Board was in recess from 9:04 pm to 9:13 pm.

Bulk & Use Variance

Block 11513 / Lots 3, 4 & 4.01 / Zone R-4
329 Main Avenue
Application No. 19-04Z

Meek Sook Jeon

Applicant proposes to merge three (3) lots into one (1) and make cosmetic enhancements to the exterior of the existing retain units.

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

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

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

Nick Ferrara, as Architect

Bill Hollows, as Engineer

A revised site plan was submitted and marked as Exhibit A-1.

No members of the public had questions or comments for the Applicant and their witnesses.

During discussion, the Board agreed the application was well presented and the variances requested will provide necessary visual enhancements and benefit the neighborhood. The Board further believes merging all of the lots together suits the nature of the property and the benefits outweigh any detriments overall.

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

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

(10) **Adjournment** – The Special Meeting/Hearing was adjourned at 10:17 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.