



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
October 19, 2021

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

At 7:34 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:	Jerry Aroneo
	Brian Johnson, Vice Chairman		Gary Gianakis
	Tom Grosskopf		Jonathan Rosenberg
	Mike Malloy		Elizabeth Leheny, Board Planner
	Scott Hain (Alt. #1)		Richard Keller, Board Engineer
	Jill Robertson (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		

(6) **Meeting Minutes** – Upon motion made and seconded, the meeting minutes of October 5, 2021 and October 12, 2021 were accepted as presented.

(7) **Resolutions** –

Patrick Dwyer / Application No. 21-05Z

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

(8) **Applications** –

Resolution Extension Request

Bock 13404 / Lot 5 / Zone R-2
93 Morristown Road
Application No. 18-07Z
Neleh LLC

Jay Bohn, Esq. appeared on behalf of the Applicant.
Arthur Czarnecki appeared as the Applicant.

Applicant is requesting an extension of three (3) years, from November 6, 2019 through November 22, 2022.

Board Attorney Warner noted as the resolution has already been prepared and presented to the Board, the motion to approve the extension will include the memorialization of the resolution.

Upon motion made by Mr. Malloy and seconded by Mr. Grosskopf, the extension request, and memorialization of the resolution was approved by the unanimous votes of Mr. Malloy, Mr. Grosskopf, Mr. Hain, Ms. Robertson, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

Variance (To be carried to 11/16/21 – re-notice will be required)

Block 10801 / Lot 1.01 / Zone B-1-20

645 Valley Road

Application No. 21-07Z

DOAR, LLC (Ancona Bistro)

Applicant proposes to construct 2 residential apartments and an office above an existing single-story restaurant, and to modify the existing outdoor patio area.

Upon agreement and upon motion made and seconded, the application was carried to November 16, 2021; the Applicant agreed to re-notice for the new date accordingly.

(9) Old Business/New Business –

Special Meeting Request

Secretary Coonce stated that AT&T and T-Mobile have submitted applications to relocate their equipment back to the new PSE&G monopoles that have recently been replaced. By doing this, they are requesting height variances, and have requested the Board consider a Special Hearing date of Thursday, November 18, 2021 in order to accommodate the applications. Board Attorney Warner noted the statutory rules of hearing applications regarding wireless communications.

Upon motion made and seconded, the Board unanimously agreed to hold a Special Hearing on Thursday, November 18, 2021 to have the hearings for the AT&T and T-Mobile applications.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 8:06 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.