



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
November 16, 2021

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

At 7:32 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	Absent/Excused:	Scott Hain (Alt. #1)
	Brian Johnson, Vice Chairman		
	Jerry Aroneo		
	Gary Gianakis		
	Tom Grosskopf		
	Mike Malloy		
	Jonathan Rosenberg		
	Jill Robertson (Alt. #2) *		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		
	Richard Keller, Board Engineer		
	Mark Kataryniak, Township Engineer		

*Ms. Robertson joined the meeting at 7:53 pm.

(6) **Meeting Minutes** –

Upon motion made and seconded, the meeting minutes of November 2, 2021 were accepted as presented.

(7) **Resolution** –

Benjamin Alleman / Application No. 21-14Z

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

(9) **Old Business/New Business** – (Out of Agenda order)

Special Meeting Dates for December 2021

As previously noted, the Board's regular scheduled meeting for December 7, 2021 will be cancelled as the Board will not have a quorum so the Board will consider holding a Special meeting for continuing applications on December 21, 2021.

Upon motion made and seconded, the Board unanimously agreed to hold a Special meeting on Tuesday, December 21, 2021 as the regular scheduled meeting on 12/7/21 has been cancelled.

(8) **Applications** (7:40 pm) –

Use Variance & Preliminary / Final Site Plan Approval

(Carried from 5/4/21, 5/18/21, 7/6/21, 9/7/21 & 10/5/21)

Block 11606 / Lots 17 & 18 / Zone B-1-5

224-226 & 230 Main Avenue

Application No. 21-03Z

224230 MAINST, LLC

Applicant proposed to merge the existing two (2) lots and construct a (3) story mixed use building.

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

The Applicant's attorney stated for the record that the Applicant is now seeking preliminary and final site plan approval as well as the use variance based on discussions and recommendations from the Board's professionals.

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

Witnesses sworn in to testify on behalf of the Applicant:

Tony Clintock, as Applicant

Bill Hollows, as Engineer

Members of the public with questions for the Applicant:

Charles Arentowicz, of Millington

Patrick Thornton, of Berkely Heights

A colorized rendering of sheet 2 of the site plans was submitted and marked as Exhibit A-1.

Upon agreement and upon motion made and seconded, the application was carried to December 21, 2021 with no further notice required by the Applicant.

The Board was in recess from 9:17 pm to 9:24 pm.

Use Variance & Preliminary / Final Site Plan Approval

(Carried from 10/19/21 – re-notice was 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.

Derek Orth, Esq. appeared on behalf of the Applicant.

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

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

Arlind & Valmir Kuci, as Owner/Applicant
Bill Kaufman, as Architect
Bill Hollows, as Engineer

Members of the public with questions for the Applicant:

Charles Arentowicz, of Millington

Members of the public sworn in to offer statements or testimony regarding the application:

Charles Arentowicz, of Millington

Upon motion made and seconded, the Board extended the meeting as required.

During discussion, the Board agreed the application was well presented and the proposed improvements will be a great addition to the town and community, and the Board further agreed that all of the positive criteria outweigh any negative criteria.

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

(9) Old Business/New Business (11:19 pm)

Board Secretary Coonce discussed Resolution 2021-10-ZBA with the Board to appoint Board Samantha Anello of Mott MacDonald as Board Engineer for November through December 2021 in order to begin work on pending applications that will be scheduled for a hearing date within the year 2022. At the Board's reorganizational meeting scheduled for January 18, 2022 the Board will also be asked to appoint Ms. Anello as the Board's engineer for the year 2022 to which a new resolution and contract will be provided.

Upon motion made and seconded, the Board unanimously agreed to appoint Samantha Anello of Mott MacDonald as Board Engineer for November through December 2021.

**TOWNSHIP OF LONG HILL
ZONING BOARD OF ADJUSTMENT
RESOLUTION 2021-10-ZBA**

**APPOINTMENT OF BOARD ENGINEER
November & December 2021**

WHEREAS, the Township of Long Hill Zoning Board of Adjustment requires certain technical and/or professional services hereinafter described as Engineering Consulting Services which shall include but not be limited to the following: serve as the general engineering consultant to the Zoning Board of Adjustment; attend hearings/meetings of the Zoning Board of Adjustment as requested; advise the Zoning Board of Adjustment on all engineering matters under their jurisdiction; the Consultant shall be available for consultation by telephone at all reasonable times; represent the Zoning Board of Adjustment as its Professional Engineer pursuant to N.J.S.A. 40:55D-24; review site and subdivision plans, as requested; prepare special reports, plans, studies, applications, and similar work, as requested; testify on behalf of the Zoning Board of Adjustment before Commissions, Agencies, or Courts of the State of New Jersey, as requested; and perform any other related engineering work, as requested; and

WHEREAS, the anticipated term of this contract two (2) months; and

WHEREAS, Mott MacDonald has agreed to engineering services at a rate of \$130.00 per hour for attendance at hearings/meetings and a rate of \$130.00 per hour will be billed for engineering services, including field work, research and writing; and any other task assigned by the Board (fee schedule attached hereto); and

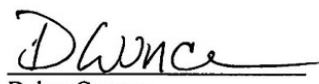
WHEREAS, the firm of Mott MacDonald has completed and submitted a Business Entity Disclosure Certification which certifies that the firm of Mott MacDonald has not made any reportable contributions to a political or candidate committee in the Township of Long Hill in the previous one year, and that the contract will prohibit the firm of Mott MacDonald, from making any reportable contributions throughout the term of the contract; and

WHEREAS, in addition, this contract is for professional services and may be awarded without public bidding pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

WHEREAS, the Township Chief Financial Officer, in accordance with N.J.A.C. 5:34-5.1, has certified in writing to the Township Committee the availability of adequate funds to pay the maximum amount of the contract;

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Long Hill, in the County of Morris, State of New Jersey as follows:

1. A professional services contract with Mott MacDonald, 412 Mount Kemble Avenue, Morristown, New Jersey 07960 is hereby authorized for the period of November 16, 2021 through January 18, 2022.
2. The Board Chairman and Planning & Zoning Coordinator are authorized to sign a professional service contract with Mott MacDonald, in accordance with the following terms and conditions:
 - A. Term: November 16, 2021 – January 18, 2022
 - B. Rate: \$130.00 per hour per hearing attendance and \$130.00 per hour for other engineering services as stated above
 - C. Services: Mott MacDonald shall provide professional engineering services.
3. The Planning & Zoning Coordinator in accordance with the provisions of N.J.S.A. 40A:11-5(1)(a)(i), is directed to publish a notice once in the Echoes-Sentinel stating the nature, duration, service and amount of this contract.
4. The Planning & Zoning Coordinator shall make copies of this Resolution available for public inspection at the Municipal Building, 915 Valley Road, Gillette, New Jersey during regular business hours.
5. This contract shall be charged to Zoning Board of Adjustment – Engineering Services. The certification of available funds by the Township Chief Financial Officer shall be maintained in the files of the Planning & Zoning Coordinator.
6. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution.


Debra Coonce,
Board Secretary


Edwin F. Gerecht, Jr.,
Chairman

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 11:23 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 OPR (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.