



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

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ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING
April 5, 2022

The Long Hill Zoning Board of Adjustment met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey. The Meeting was also available on LHTV and via Zoom Webinar on the Township website.

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) **Electronic Devices**

(5) **Pledge of Allegiance** – Recited by all in attendance

(6) **Roll Call** – Board Secretary Coonce called the roll:

Present:	Ed Gerecht, Chairman	Excused:	Jerry Aroneo
	Brian Johnson, Vice Chairman		Samantha Anello, Board Engineer
	Gary Gianakis		
	Tom Grosskopf		
	Scott Hain		
	Jonathan Rosenberg		
	Ben Lindeman (Alt. #1)		
	Jessica Brennan (Alt. #2)		
	Debra Coonce, Board Secretary		
	John Kaplan, Esq., Board Attorney		
	Elizabeth Leheny, Board Planner		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of March 15, 2022 were approved as presented.

(8) **Application** –

Major Preliminary & Final Site Plan (*Carried from 2/1/22 & 2/15/22 – to be Carried to 5/17/22*)

Block 10515 / Lot 7 / Zone B-D

44 Plainfield Road

Application No. 21-13Z

Jonathan Rocker

Applicant proposes to construct a three-story mixed-use building to include 1,900 SF of retail on the first floor and 24 residential units on the second and third floors.

Upon agreement and upon motion made and seconded, the application was carried to May 17, 2022 with no further notice required by the Applicant.

(9) **Zoning Board Annual Report -**

The Board reviewed the suggested revisions to the draft Annual Report.

Upon motion made by Mr. Rosenberg and seconded by Mr. Grosskopf, Board Secretary Coonce noted she will prepare the resolution to accompany the annual Report and will distribute it to the Governing Body and members of the Planning Board. The Annual Report was unanimously approved by the votes of Mr. Rosenberg, Mr. Grosskopf, Mr. Gianakis, Mr. Hain, Mr. Lindeman, Ms. Brennan, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

(10) **Old/New Business**

Board Secretary Coonce reviewed the Board's upcoming schedule and noted pending applications.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 7:42 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.