



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 / HEARING March 7, 2023

The Long Hill Zoning Board of Adjustment met for a Regular Meeting/Hearing 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 on the Township website.

At 7:39 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) **Oath of Office** –

The Oath of Office was administered by Chairman Gerecht to Tom Flatley as Regular Member Alternate #1 with a term expiring on December 31, 2024.

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

Present:	Ed Gerecht, Chairman	Excused/Absent:	Jerry Aroneo
	Vice Chairman, Tom Grosskopf		Jessica Brennan
	Gary Gianakis		Jonathan Rosenberg
	Scott Hain		Steven Warner, Esq., Board Attorney
	Thomas Flatley (Alt. #1)		Joe Vuich, Board Engineer
	Debra Coonce, Board Secretary		Elizabeth Leheny, Board Planner

(8) **Meeting Minutes** –

The Meeting Minutes of November 15, 2022, January 17, 2023 and February 21, 2023 were carried to the Board's next regular scheduled meeting.

(9) **Resolution** –

35 Preston LLC c/o Steven Lang, Esq. / Application No. 22-12Z

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

(10) **Board Appointment Resolution** – *Resolution 2023-11ZB*

Discussed under Old/New Business.

(11) **Application** –

Use Variance / Major Site Plan Application (*To be Carried to April 18, 2023*)

Block 10601 / Lot(s) 5 & 6 / Zone B-D

1031 Valley Road

Application No. 22-13Z

HAZA Bell of Northeast, LLC

Applicant proposes to develop a Taco Bell Restaurant with drive-thru facilities.

Upon agreement and upon motion made and seconded, the application was carried to April 18, 2023 with no further notice required by the Applicant.

(12) **Old/New Business**

Chairman Gerecht noted the Board is in need of a traffic engineer to review upcoming applications, as well as a conflict engineer should the Board Engineer have a conflict with any Applicants.

Upon motion made and seconded, the Board unanimously agreed to appoint Bright View Engineering as the Board's Traffic Engineer and Conflict Engineer for a term expiring on January 16, 2024.

(13) **Adjournment** – The Regular Meeting/Hearing was adjourned at 7:50 pm.

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Coordinator

Videos of Planning Board meetings/hearings are available on the Township website at www.longhillnj.gov. 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.