



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
May 16, 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 7:38 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
Tom Grosskopf, Vice Chairman
Jerry Aroneo
Jessica Brennan
Gary Gianakis
Scott Hain
Jonathan Rosenberg
Thomas Flatley (Alt. #1)
Tony Opalka (Alt. #2)
Debra Coonce, Board Secretary
Steven Warner, Esq. Board Attorney
Christopher Sobieski, Esq., Board Attorney
Joseph Vuich, Board Engineer
Elizabeth Leheny, Board Planner

- (7) **Meeting Minutes** –
The Meeting Minutes of May 2, 2023 were carried to the Board’s next meeting.

- (8) **Board Appointment Resolution** – *Resolution 2023-12-ZB*
Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Rosenberg, the resolution to appoint a professional planner to provide consulting services to the Board regarding the application filed by CSH Long Hill, LLC identified as application number 22-06Z was approved unanimously by all members of the Board present and eligible to vote.

(9) **Applications** –

Use Variance / Major Site Plan Application

(Carried from 3/7/23 & 4/18/23 to be carried to 5/30/23)

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 a Special Meeting/Hearing date approved by the Board of Tuesday, May 30, 2023 with no further notice required by the Applicant.

Use Variance / Major Site Plan Application

(Carried from 5/2/23; to be carried to 6/20/23)

Block 11301 & 11401 / Lot(s) 4 & 23 / Zone B-D & C

Valley Road

Application No. 22-06Z

CSH Long Hill, LLC c/o Calli Law, LLC

Applicant proposes to develop an eighty-seven (87) unit / one hundred (100) bed assisted living residence.

Upon agreement and upon motion made and seconded, the application was carried to June 20, 2023 with no further notice required by the Applicant.

Bulk Variances

Block 12805 / Lot 11 / Zone R-2

90 Dogwood Terrace

Application No. 23-03Z

Samantha Good

Applicant proposes an addition and in-ground pool to the rear yard of a single-family residence.

Upon motion made and seconded, the application will be carried to June 6, 2023. Due to an error in the required notice to the newspaper, the Applicant will not be required to re-notice the 200' list, they are only required place the notice in the newspaper.

Bulk Variances

Block 13702 / Lot 20 / Zone R-3

142 Long Hill Road

Application No. 23-04Z

Chris & Dawn Brindle

Applicant proposes as second story addition to a single-family residence.

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

Chris & Dawn Brindle were sworn in to offer testimony.

Witnesses sworn in to offer testimony on behalf of the Applicant:
Alan Leonard, as Architect

A revised survey was submitted and marked as Exhibit A-1.

No members of the public were present with questions for the Applicant.

During discussion, the Board agreed that because the lot is an existing non-conforming and undersized, the benefits outweigh any detriments, and the addition will be a positive improvement to the neighborhood.

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

(10) **Old/New Business** –

Board Secretary Coonce reviewed the Board's upcoming scheduled applications.

(11) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:39 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Coordinator