



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

TOWNSHIP OFFICES;
915 Valley Road
Gillette, NJ 07933
(908)647-8000
FAX (908) 647-4150

ZONING BOARD OF ADJUSTMENT
MINUTES OF THE REGULAR MEETING / HEARING
June 6, 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 7:36 pm, Vice Chairman Grosskopf 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:	Jonathan Rosenberg
	Tom Grosskopf, Vice Chairman		Steven Warner, Esq. Board Attorney
	Jerry Aroneo		
	Jessica Brennan		
	Gary Gianakis		
	Scott Hain		
	Thomas Flatley (Alt. #1) **		
	Tony Opalka (Alt. #2)		
	Debra Coonce, Board Secretary		
	Christopher Sobieski, Esq., Board Attorney		
	Joseph Vuich, Board Engineer		
	Elizabeth Leheny, Board Planner		

* Chairman Gerecht joined the meeting at 8:36 pm.

** Mr. Flatley joined the meeting at 8:36 pm.

(7) **Resolution** –

Chris & Dwan Brindle / Application No. 23-04Z

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

(8) Applications –

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.

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

Darren Lumbard and Samantha Good were sworn in to offer testimony.

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

Cindy Boerner-Lay, as Architect

Brian Stratton, as Landscape Architect

An aerial photo from Google 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 the application is a great application beautifully landscaped and thorough to address the variances requested, and the benefits outweigh any detriments.

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

The Board was in recess from 8:26 pm to 8:36 pm.

Roll call was taken again as Chairman Gerecht and Mr. Flatley joined the meeting.

Use Variance / Major Preliminary & Final Site Plan w/ Variances

Block 10801 / Lot 1.02 / Zone B-1-20

541 Mountain Avenue

Application No. 23-01Z

Alexander & Allison Balian c/o Frederick Zelley, Esq.

Applicant proposes as an addition to the existing commercial building and a use variance for operation therein of a specialized tool repair, refurbishment and sales business.

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

Frederick Zelley, Esq. appeared on behalf of the Applicant.

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

Alexander Balian, as Applicant

Bill Hollows, as Engineer

A colorized sheet 2 of the site plans/existing conditions was submitted and marked as Exhibit A-1.
A colorized landscape plan was submitted and marked as Exhibit A-2.
A revised lighting plan was submitted and marked as Exhibit A-3.

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

During discussion, the Board agreed the application was well presented and the new use is well suited for the location as it will be less intense/impact to the site vs. the previous business that was there for 40 years. The Board further agreed because the Applicant is reducing the lot coverage and making improvements to the property aesthetically, the benefits outweigh any detriments.

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. Flatley, Vice Chairman Grosskopf and Chairman Gerech; they being all members present and eligible to vote.

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 9:54 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.