



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

TOWNSHIP OFFICES;  
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**ZONING BOARD OF ADJUSTMENT**  
**MINUTES OF THE REGULAR MEETING / HEARING**  
**June 20, 2023**

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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 7:34 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	Absent/Excused:	Gary Gianakis
	Tom Grosskopf, Vice Chairman		Scott Hain
	Jerry Aroneo		Jonathan Rosenberg
	Jessica Brennan		
	Thomas Flatley (Alt. #1)		
	Tony Opalka (Alt. #2)		
	Debra Coonce, Board Secretary		
	Steven Warner, Esq. Board Attorney		
	Joseph Vuich, Board Engineer		
	Dave Roberts Board Planner		
	John Jarr, Board Traffic Engineer		

(7) **Meeting Minutes** –

Upon motion made and seconded, the Meeting Minutes of May 30, 2023 and June 6, 2023 were approved as presented.

(8) **Resolutions** –

***HAZA Bell of Northeast, LLC / Application No. 22-13Z***

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

***Alexander & Allison Balian / Application No. 23-01Z***

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

***Samantha Good / Application No. 23-03Z***

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. Opalka and Vice Chairman Grosskopf; they being all members present and eligible to vote.

**(9) Application –**

***Use Variance / Major Site Plan Application (Carried from 5/2/23 & 5/16/23)***

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.

Board Engineer Vuich, Board Planner Roberts and Board Traffic Engineer Jarr were sworn in to offer testimony on behalf of the Township.

Lawrence Calli, Esq. appeared on behalf of the Applicant.

Arthur Neiss, Esq. appeared as the objecting attorney with Stirling SL Urban Renewal, LLC and/or Marsh Development. The Applicant and the Board requested Mr. Neiss provide written documentation of the objecting parties he is representing with an address of record for the location of their future project as well as confirmation the parties are still under contract with the Township regarding the redevelopment area.

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

Joe McElwee, as Applicant

Daniel Sehnal, as Engineer

David Schropshire, as Traffic Engineer

A demographic presentation was submitted and marked as Exhibit A-1.

A colorized site plan rendering dated 5/2/23 was submitted and marked as Exhibit A-2.

A colorized landscape plan dated 3/21/23 was submitted and marked as Exhibit A-3.

***The Board was in recess from 9:14 pm to 9:25 pm.***

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

Upon agreement and upon motion made and seconded, the application was carried to July 25, 2023 with no further notice required by the Applicant.

**(10) Old/New Business – None.**

**(11) Adjournment – The Regular Meeting/Hearing was adjourned at 10:30 pm.**

Respectfully submitted,



Debra Coonce

Zoning Board Secretary

Planning & Zoning Coordinator

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*Videos of Planning Board meetings/hearings are available on the Township website at [www.longhillnj.gov](http://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.*