

# **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 July 11, 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) <u>Standard Board Procedures</u>
- (3) <u>Meeting Cut-Off</u>
- (4) <u>Electronic Devices</u>
- (5) <u>Pledge of Allegiance</u> Recited by all in attendance.
- (6) <u>**Roll Call**</u> Board Secretary Coonce called the roll:

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

## (7) <u>Meeting Minutes</u> –

Upon motion made and seconded, the Meeting Minutes of June 20, 2023 were approved as presented.

## (8) <u>Application</u> –

Use Variance / Minor Site Plan Application Block 11509 / Lot 1 / Zone B-1-5 225 Main Avenue Application No. 22-05Z <u>The Stirling Fountain LLC</u> Applicant proposes an ice cream parlor with a walk-up service window. Board Planner Keller was 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: John Catapano, as Applicant/Owner

Copies of previous resolutions were submitted and marked as Exhibit A-1. Aerial photographs were submitted and marked as Exhibit A-2.

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

During discussion, the Board agreed the application is a great application and the perfect addition for an ice cream parlor, and the property has been cleaned up beautifully. The Board agreed 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. Rosenberg, Vice Chairman Grosskopf and Chairman Gerecht; they being all members present and eligible to vote.

## (9) <u>Old/New Business</u> – None.

(10) <u>Adjournment</u> – The Regular Meeting/Hearing was adjourned at 8:41 pm.

Respectfully submitted,

Mace

Debra Coonce Zoning Board Secretary Planning & Zoning Coordinator

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