



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
August 15, 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 7:35 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 Excused: Jessica Brennan
 Tom Grosskopf, Vice Chairman Thomas Flatley (Alt. #1)
 Jerry Aroneo Tony Opalka (Alt. #2)
 Gary Gianakis Steven Warner, Esq. Board Attorney
 Jonathan Rosenberg Joseph Vuich, Board Engineer
 Debra Coonce, Board Secretary
 Christopher Sobieski, Esq. Board Attorney
 Elizabeth Leheny, Board Planner
 Mark Kataryniak, Township Engineer

- (7) **Resolutions**
Signs CAD Corp d/b/a CAD Signs for Citizens Bank / Application No. 23-06Z
Upon motion made by Vice Chairman Grosskopf and seconded by Mr. Gianakis, the resolution was memorialized by the unanimous votes of Vice Chairman Grosskopf, Mr. Gianakis and Chairman Gerecht; they being all members present and eligible to vote.

CSH Long Hill, LLC c/o Calli Law, LLC / Application no. 22-06Z
The memorialization of the resolution was carried to the Board's next regular scheduled meeting.

(8) **Application** –

Amendment to Major Site Plan Application

Block 10801 / Lot 1.01 / Zone B-1-20

645 Valley Road

Application No. 21-07Z

DOAR LLC

Applicant proposes to amend their previously approved preliminary & final major site plan.

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

Derek Orth, Esq. appeared on behalf of the Applicant.

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

William Hollows, as Engineer

William Kaufman, as Architect

Arlind Kuci, as Applicant/Owner

A site plan concerning the property identified as Lot 2 was submitted and marked as Exhibit A-1.

A site plan concerning the property identified as Lot 5 was submitted and marked as Exhibit A-2.

A site plan concerning the property identified as Lot 2 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 proposed amendment will be a nice addition to the restaurant and the benefits outweigh any detriments.

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

(9) **Old/New Business** – None.

(10) **Adjournment** – The Regular Meeting/Hearing was adjourned at 8:41 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.