



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 MEETING
June 6, 2017

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.

At 8:04 pm, Chairman Gerecht made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Meeting Cut-Off**
- (3) **Electronic Devices**

- (4) **Pledge of Allegiance** – Recited by all in attendance

- (5) **Roll Call** – Planning & Zoning Coordinator/Secretary Probst called the roll:

Present:	Jonathan Rosenberg	Absent:	Richard Keegan
	Mike Malloy		Jerry Aroneo
	Tom Grosskopf		
	Brian Johnson		
	Michael O’Mullan		
	Vice Chairman Michael Pesce		
	Chairman Ed Gerecht		
	Nancy Probst, Planning & Zoning Coordinator		
	Daniel Bernstein, Esq., Board Attorney		
	Kevin O’Brien, Board Planner		
	Tom Lemanowicz, Board Engineer		

- (6) **Executive Session** – None.

- (7) **Resolutions**

Agreement for Professional Engineering Services

Chairman Gerecht noted to the Board the resolution is to recognize that the Board Engineer, Tom Lemanowicz is changing Engineering firms.

The Board memorialized the resolution by the votes of Mr. Rosenberg, Mr. Malloy, Mr. Grosskopf, Mr. Johnson, Mr. O’Mullan, Vice Chairman Pesce and Chairman Gerecht; they being all of the Members present and eligible to vote.

Stirling Hotel, Inc. / Application No. 14-07Z

Resolution regarding the installation of propane tanks; the Board memorialized the resolution by the votes of Mr. Grosskopf, Mr. O'Mullan, Vice Chairman Pesce and Chairman Gerecht; they being all of the Members present and eligible to vote.

Resolution regarding the general application and all variances; the Board memorialized the resolution by the votes of Mr. Grosskopf, Mr. Johnson, Mr. O'Mullan, Vice Chairman Pesce and Chairman Gerecht; they being all of the Members present and eligible to vote.

**(8) Application
Preliminary & Final Site Plan with Variances**

Blocks: 10501 & 10502; Lots: 1 & 1

153 Valley Road & 46 Poplar Drive

Application No. 16-07Z

Village Supermarkets, Inc. / Shoprite

Steven Warner, Esq. appeared on behalf of the Applicant.

Board Engineer Tom Lemanowicz and Board Planner Kevin O'Brien were sworn in to offer testimony on behalf of the Township of Long Hill.

Robert Simon, Esq. introduced himself as opposing attorney representing Michael & Mary Anne Definis of 140 Laurel Avenue and Jiansu Fang & Chunkai Szu of 86 Magnolia Avenue.

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

David Wisotsky, as Engineer

- An aerial plan of the property was submitted and marked as Exhibit A-1.
- A site plan rendering with landscaping plan was submitted and marked as Exhibit A-2.
- A cross section drawing detailing the profile of the proposed addition was submitted and marked as Exhibit A-3.

The Board was in recess from 9:59 pm to 10:09 pm.

Members of the public with questions for the Applicant:

Mary Lynn Schiavi, 63 Poplar Drive

John Lombardo, 72 Poplar Drive

Charles Arentowicz, 605 Heritage Road

Upon agreement, the application was carried to July 18, 2017 with no further notice required by the Applicant.

(9) Miscellaneous – None.

(10) Public Comment Period – None.

(11) Adjournment – The Regular Meeting was adjourned at 11:12 pm.

Respectfully submitted,

Debra Coonce

Planning & Zoning Coordinator

(As of December 4, 2017)

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk's office. 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.