



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 MEETING
October 17, 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** –Planner O’Brien called the roll:

Present: Chairman Ed Gerecht
 Vice Chairman Michael Pesce
 Jerry Aroneo
 Tom Grosskopf
 Brian Johnson
 Mike Malloy
 Jonathan Rosenberg
 Daniel Bernstein, Esq., Board Attorney
 Kevin O’Brien, Board Planner
 Tom Lemanowicz, Board Engineer

Recused: Richard Keegan
 Michael O’Mullan

- (6) **Executive Session** – None.
- (7) **Application**

Preliminary & Final Site Plan with Variances
Block: 11001, Lot: 27
600 Valley Road
Application No. 17-02Z
A.R. Valley Realty

At the request of the Applicant, the application is carried to November 7, 2017 with no further notice required by the Applicant.

(8) **Application**

Preliminary & Final Site Plan with Variances

(Continued from 6/6/17, 7/18/17, 8/1/17, 9/5/17, 9/19/17 and 10/3/17)

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 remain under oath to offer testimony on behalf of the Township of Long Hill.

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

Paul Ricci, as Planner

Members of the public with questions for the Applicant:

Mary Lynn Schiavi, 63 Poplar Drive

John Lombardo, 72 Poplar Drive

Danny McGrory, 132 Laurel Avenue

Don Farnell, 7 Trent Place

Charles Arentowicz, 605 Heritage Road

The Board was in recess from 9:49 pm to 9:59 pm.

Members of the public that were sworn in to give statements for the application.

Charles Arentowicz, 605 Heritage Road

Mary Lynn Schiavi, 63 Poplar Drive

John Lombardo, 72 Poplar Drive

Chunkai Szu, 86 Magnolia Avenue

Don Farnell, 7 Trent Place

Upon motion made and seconded, the meeting was extended to 11:15 pm.

During testimony, the Board raised several areas of concern regarding the following topics:

- Having a balance between the commercial and residential zones
- Buffer to the residential zones
- Storm water management
- Parking deficiency of current site

After deliberation between the Board and the Applicant's professionals, the Board agreed that the Applicant has satisfied the concerns raised. By proposing a fence, berm and extensive vegetation, the Applicant will be creating a more clearly defined commercial zone while providing a good buffer/screening to the residential zone that will also provide a sound barrier. The proposed application alleviates the parking deficiency, solves any past storm water management issues, and the Board is satisfied the Applicant has gone above and beyond to try and mitigate any detriments to the adjoining residential properties. The Board believes that this application will better serve the community and surrounding area, therefore the benefits of approving the application outweigh any detriments.

Upon motion made and seconded, the meeting was extended to 11:40 pm.

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

- (9) **Miscellaneous** – None.
- (10) **Public Comment Period** – None.
- (11) **Adjournment** – The Regular Meeting was adjourned at 11:40 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.